



Town Board Regular Meeting
January 4, 2022 – 7:00 PM
502 Southtown Circle, Rolesville, NC 27571

Agenda

A. CALL TO ORDER

1. Pledge of Allegiance
2. Invocation
3. Special Recognition
4. Review of Agenda by the Board and Addition/Changes of Items of New Business to the Agenda for Consideration.
5. Public Invited to be Heard
Individuals wishing to participate in Public Invited to be Heard (non-agenda items) are requested to sign up on the form provided on the podium in the Town Board Chambers. When you are recognized, step up to the podium, state your name and address then speak to the Town Board. Individuals wishing to speak during the Public Invited to be Heard portion or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting

B. CONSENT AGENDA

1. ANX 21-06 Wallbrook (S. Main Street and Burlington Mills Road) – Call for Public Hearing

C. BOARD ACTION

1. Advisory Board Liaison Appointments – Parks & Recreation Advisory Board.
2. ANX 21-05 Public Works Facility (805 E. Young Street) – continue Public Hearing to February 1, 2022.
3. ANX 21-04 and MA 21-06 Tucker Wilkins (0, 2012, and 2016 Rolesville Road) – Public Hearing.

D. COMMUNICATIONS

1. Communication from Town Attorney
2. Communication from Town Staff
3. Communication from Town Manager
4. Communication from Town Board

E. ADJOURN

The Town of Rolesville will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (919) 556-3506 by noon on the Thursday prior to the meeting to make arrangements.



Memo

To: Mayor and Town Board of Commissioners
From: Meredith Gruber, Planning Director
Date: December 30, 2021
Re: ANX 21-06 Wallbrook Property – Call for Public Hearing

Summary Information

The Town of Rolesville received a contiguous voluntary annexation petition for 64.04 acres for property located on S. Main Street and Burlington Mills Road with Wake County PINs 1758-58-2090, 1758-48-9229, 1758-46-7822, and 1758-56-8976 into the Town of Rolesville Town Limits. As provided in G.S. 160A-31, the petition was investigated by the Town Clerk as to its sufficiency.

Recommendation

Staff recommends holding a public hearing on a voluntary annexation petition received under G.S. 160A-31.

Suggested Motion

Motion to schedule a public hearing on February 1, 2022 on a voluntary annexation petition received under G.S. 160A-31 for ANX 21-06 Wallbrook Property

Attachments

ANX 21-06 Town Clerk Certification of Sufficiency of the Petition
ANX 21-06 Petition for Annexation and Attachments

CERTIFICATE OF SUFFICIENCY

ANX 21-06: Wallbrook Property

To the Board of Commissioners of the Town of Rolesville, North Carolina:

I, Robin E. Peyton, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

- a. The petition contains an adequate property description of the area(s) proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Rolesville primary corporate limits as required by G.S. 160A-31.
- c. The petition is signed by all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Rolesville, this 2nd day of December 2021.

Robin E. Peyton

Robin E. Peyton
Town Clerk

TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application is filed.

1. A complete copy of the last deed of record for proof of ownership
2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

SECTION 1 - LOCATION

Is the area contiguous with the existing corporate limits? ☒ Yes or ☐ No

Note: If the land is contiguous, this annexation will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1)

SECTION 2 - VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? ☐ Yes or ☒ No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1758-58-2090	0224145	DB 017801	PG 01550	11.17	\$ 1,459,695
1758-48-9229	0092211	DB 017801	PG 01550	0.8	\$ 45,000
1758-46-7822	0224130	DB 018104	PG 00920	7.97	\$ 1,041,519
1758 56-8976	0076635	018103	01563	44.1	3,858,589

SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- If property owned by INDIVIDUALS (NOTE: All legal owners must sign including both husband and wife)

Signature of Owner #1

Date Signed

Signature of Owner #2

Date Signed

- If property owned by a COMPANY OR CORPORATION (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

Wallbrook Landco, LLC

Name of Corporation

James Austin Williams

Printed Name of Registered Agent

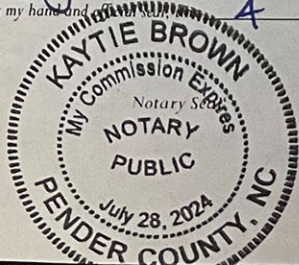
Signature of Registered Agent

3 Keel Street Ste 2, Wrightsville Beach NC 28480-1709

Address, State, Zip of Registered Office:

North Carolina, New Hanover County

I, Kaytie Brown, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument. Witness my hand and seal this 10th day of NOV, 2021.



Notary Public

My commission expires:

7/28/2024

GENERAL NOTES:

1. THIS ALTA/NSPS LAND TITLE SURVEY WAS PREPARED FOR THE BENEFIT OF WALLBROOK LANDCO, LLC, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND INVESTORS TITLE INSURANCE COMPANY.
2. THE PROPERTY AS SHOWN HEREON IS BASED ON A FIELD-RUN BOUNDARY SURVEY WITH A RAW CLOSURE OF 1:34,600.
3. THE IMPROVEMENTS SHOWN HEREON ARE BASED ON A FIELD-RUN PLANIMETRIC SURVEY PERFORMED BY JOHNSON, MIRMIRAN & THOMPSON FROM DECEMBER 2019 THROUGH MARCH 2020 AND REFLECTS SITE CONDITIONS AS OF THAT DATE.
4. ELEVATIONS ARE BASED ON NAVD88 DATUM.
5. THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS), NORTH AMERICAN DATUM, 1983, 2001 ADJUSTMENT, NAD83(2001).
6. THE USE OF THE WORD CERTIFY OR CERTIFICATION CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
7. THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM), WAKE COUNTY, NORTH CAROLINA, PANEL 1758, MAP NO. 3720175800J, EFFECTIVE DATE: MAY 2, 2006.
8. AT THE TIME OF THE SURVEY, THERE WERE NO PARKING SPACES.
9. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR LANDFILL.
10. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF A CEMETERY.
11. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

AREA TABULATION

PARCEL	PIN#	NET (AC.)	GROSS (AC.)
A	1758-48-9229	0.828	0.828
B	1758-58-2090	10.742	11.168
C	1758-56-8976	42.324	44.100
D	1758-45-8905	15.024	15.024
TOTALS:		68.918	71.120

RECORD LEGAL DESCRIPTIONS FOR TAX PARCELS 1758-48-9229 & 1758-58-2090:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800776CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2018 AT 5:00 P.M.

IN THE STATE OF NC, COUNTY OF WAKE,

PARCEL ONE (REID #: 0224145) (PIN #1758-58-2090) (PARCEL 'B'):

BEING LOT 2-3, CONTAINING 10.723 NET ACRES, AS THE SAME IS SHOWN ON THAT PLAT RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY REGISTRY.

PARCEL TWO (REID #: 0092211) (PIN #1758-48-9229) (PARCEL 'A'):

BEING THAT PARCEL DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE EDGE OF THE ROLESVILLE-WALKERS CROSSROAD ROAD, CORNER OF C. V. WIGGINS, THENCE IN A SOUTHWESTERN DIRECTION ABOUT 300 FEET TO A STAKE AND W. H. MARSHALL'S LINE; THENCE IN A NORTHWESTERN DIRECTION 246 FEET WITH MARSHALL'S LINE TO THE EDGE OF THE ROAD; THENCE IN AN EASTERN DIRECTION WITH SAID ROAD ABOUT 410 FEET TO THE POINT OF BEGINNING, CONTAINING $\frac{1}{2}$ OF AN ACRE BY ESTIMATION. BEING A PART OF THE LAND FORMERLY OWNED BY JAMES WALL.

RECORD LEGAL DESCRIPTIONS FOR TAX PARCELS 1758-56-8976 & 1758-45-8905:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800751CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2018 AT 5:00 P.M.

IN THE STATE OF NC, COUNTY OF WAKE,

TRACT 1 (PIN #1758-56-8976) (PARCEL 'C'):

BEING ALL OF TRACT 2A (2.894 ACRES) AND TRACT 3 (41.221 ACRES) AS SHOWN ON PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY", DATED NOVEMBER 17, 1995, PREPARED BY W. GRAHAM CAWTHORNE, JR., RLS AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY REGISTRY.

LESS AND EXCEPT FROM TRACT 1 THAT 0.175 ACRE PORTION AS CONVEYED TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IN DEED RECORDED IN BOOK 14395, PAGE 2080, WAKE COUNTY REGISTRY.

TRACT 2 (PIN #1758-45-8905) (PARCEL 'D'):

BEING ALL OF TRACT 2 (15.057 ACRE) AS SHOWN ON PLAT ENTITLED "RECOMBINATION MAP OF BOBBY L. MURRAY TRUST, TRACTS 1 & 2" DATED NOVEMBER 7, 2002, PREPARED BY MICHAEL D. GOODFRED, RLS, AND RECORDED IN BOOK OF MAPS 2005, PAGES 1195 AND 1196, WAKE COUNTY REGISTRY.

LESS AND EXCEPT FROM TRACT 2 THAT 0.03 ACRE PORTION AS CONVEYED TO CARLTON GROUP OF NORTH CAROLINA, LLC IN DEED RECORDED IN BOOK 13993, PAGE 2591, WAKE COUNTY REGISTRY.

SCHEDULE B, PART II EXCEPTIONS:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800776CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 14, 2018 AT 5:00 P.M.

1. (ITEM 3) MATTERS SHOWN ON RECORDED BOOK OF MAPS 1996 AT PAGE 1582 SHOWS THE FOLLOWING LOCATED ON THE LAND:
 - (a) OVERHEAD LINES [PLOTTED HEREON]
 - (b) POWER POLE [PLOTTED HEREON]
 - (c) RIGHT OF WAY FOR U.S. HWY 401 LOUISBURG ROAD [PLOTTED HEREON]
2. (ITEM 4) EASEMENT(S) AND/OR RIGHT(S) OF WAY RECORDED IN BOOK 3868 AT PAGE 917 (PARCEL ONE). [PLOTTED HEREON]

SCHEDULE B, PART II EXCEPTIONS:

PER INVESTORS TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 201800751CA2, WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2018 AT 5:00 P.M.

3. (ITEM 2) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF U.S. HIGHWAY 401 (LOUISBURG ROAD). [PLOTTED HEREON]
4. (ITEM 3) RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF THE CREEK, LOCATED ON THE LAND. [CREEK LOCATION PLOTTED HEREON]
5. (ITEM 4) ELECTRIC LINE RIGHT-OF-WAY EASEMENT TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 3868 AT PAGE 917. [PLOTTED HEREON]
- AS TO TRACT 1 ONLY (PIN #1758-56-8976):
6. (ITEM 8) SUBJECT TO MATTERS SHOWN ON RECORDED BOOK OF MAPS 1995 AT PAGE 2034 SHOWS THE FOLLOWING LOCATED ON THE LAND:
 - (a) OVERHEAD LINE [PLOTTED HEREON]
 - (b) POWER POLE [PLOTTED HEREON]
7. (ITEM 9) EASEMENT(S) TO WAKE ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 863 AT PAGES 211 AND 212. [BLANKET EASEMENT - EXISTING ELECTRIC LINES PLOTTED HEREON]
8. (ITEM 10) RURAL LINE PERMIT TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 1338 AT PAGES 143 AND 145. [LOCATIONS CANNOT BE DETERMINED FROM THE RECORD DOCUMENT, EXISTING POLES AND GUY WIRES PLOTTED HEREON]
9. (ITEM 11) SLOPE EASEMENT RECORDED IN BOOK OF MAPS 2011 AT PAGE 383. [PLOTTED HEREON]

AS TO TRACT 2 ONLY (PIN #1758-45-8905):

10. SUBJECT TO MATTERS SHOWN ON RECORDED BOOK OF MAPS 2005 AT PAGES 1195 AND 1196 SHOWS THE FOLLOWING LOCATED ON THE LAND:
 - (a) UNDERGROUND SEWER MAIN MARKER [NOT FOUND]
 - (b) POWER BOX [NOT FOUND]
 - (c) RIGHTS OF OTHERS IN AND TO THE USE OF THE SOIL PATH (TO BE ABANDONED) [PATH NO LONGER VISIBLE]
11. (ITEM 13) DEED OF EASEMENT WITH GENERAL WARRANTY FOR WATERLINE EASEMENT TEMPORARY CONSTRUCTION EASEMENT RECORDED IN BOOK 16679 AT PAGE 132. [WATERLINE EASEMENT PLOTTED HEREON, TEMPORARY CONSTRUCTION EASEMENT NOT PLOTTED]
12. (ITEM 14) SANITARY SEWER EASEMENT RECORDED IN BOOK 10071 AT PAGE 2179 AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2003 AT PAGE 647. [PLOTTED HEREON]
13. (ITEM 15) RESERVATION OF EASEMENT RECORDED IN BOOK 13993 AT PAGE 2591. [PLOTTED HEREON]
14. (ITEM 16) TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF S.R. 2226. [RIGHT OF WAY OF S.R. 2226 PLOTTED HEREON - PROPERTY DOES NOT EXTEND INTO RIGHT OF WAY]
15. (ITEM 17) RIGHT OF WAY AGREEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 2052 AT PAGE 545. [RIGHT OF WAY OF S.R. 2226 PLOTTED HEREON]
16. (ITEM 18) RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF BRANCH/CREEK, LOCATED ON THE LAND. [BRANCH/CREEK LOCATION PLOTTED HEREON]

CURRENT ZONING SETBACK REQUIREMENTS:

TAX PARCEL 1758-48-9229: R-1 (SINGLE FAMILY RESIDENTIAL)
TAX PARCEL 1758-58-2090: R-1-SUD (SINGLE FAMILY RESIDENTIAL SPECIAL USE DISTRICT)
TAX PARCEL 1758-56-8976: CO-SUD (COMMERCIAL OUTLYING SPECIAL USE DISTRICT)
TAX PARCEL 1758-45-8905: CO-SUD

	FRONT	SIDE	CORNER	REAR
R-1	30'	12'	22'	25'
CO	20'	15'	25'	35'

(SETBACKS INCLUDE SPECIAL USE DISTRICTS)

NOTE: ZONING INFORMATION BASED ON INFORMATION AS SUPPLIED BY CURRENT COUNTY ZONING DEPARTMENT, NO ZONING REPORT OR LETTER WAS PROVIDED TO SURVEYOR AT TIME OF SURVEY.

NEW LEGAL DESCRIPTIONS

PARCEL 'A' (PIN #1758-48-9229)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 2-3 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS, SAID PIPE ALSO BEING ON THE EAST LINE OF TRACT #3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "W. H. MARSHALL ESTATE", BY C. W. RUSSUM, RLS, DATED JULY, 1961 AND RECORDED IN BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF TRACT 3 N01°11'04"W 240.24' TO AN IRON PIPE ON THE SOUTHWEST RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD (S.R. 2051); THENCE ALONG SAID SOUTHWEST RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) S47°12'51"E 130.81'; (2) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 600.00', THROUGH A CENTRAL ANGLE OF 26°22'04", AN ARC LENGTH OF 276.12' AND BEING SUBTENDED BY A CHORD BEARING S80°23'53"E 273.69'; (3) S75°02'10"E 50.12'; AND (4) S77°31'31"E 22.85' TO THE NORTH LINE OF AFORESAID LOT 2-3; THENCE ALONG SAID NORTH LINE OF LOT 2-3 N89°45'02"W 399.74' TO THE POINT OF BEGINNING.

CONTAINING 0.828 ACRES, MORE OR LESS.

PARCEL 'B' (PIN #1758-58-2090)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE SOUTHWEST CORNER OF PARCEL 2 AS SAID PARCEL IS DESCRIBED IN DEED BOOK 15498, PAGE 1302, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PARCEL 2 S89°45'02"E 399.74' TO THE SOUTHWEST RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD (S.R. 2051); THENCE CONTINUING S89°45'02"E 200.72' TO THE NORTHWEST CORNER OF LOT 2-4 AS SAID LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID LOT 2-4 S37°53'38"E 39.01' TO A FOUND BENT IRON PIPE AT AN ANGLE POINT IN THE SOUTH RIGHT OF WAY LINE OF BURLINGTON MILLS ROAD; THENCE CONTINUING S37°53'38"E 454.70' TO A FOUND IRON PIPE AT AN ANGLE POINT IN THE NORTHWEST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE CONTINUING S37°53'38"E 45.31' TO THE CENTERLINE OF LOUISBURG ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,750.00', THROUGH A CENTRAL ANGLE OF 08°13'06", AN ARC LENGTH OF 537.89' AND BEING SUBTENDED BY A CHORD BEARING S41°12'09"W 537.43'; THENCE LEAVING SAID CENTERLINE, ALONG THE NORTHEAST LINE OF LOTS 1 AND 2 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "SURVEY FOR GRAND PARK PROPERTIES, LOTS 1 AND 2", BY CAWTHORNE, MOSS & PANCIERA, P.C., DATED OCTOBER 7, 1998 AND RECORDED IN BOOK OF MAPS 1999, PAGE 1039, WAKE COUNTY RECORDS, N49°16'09"W 479.09' TO A FOUND IRON PIPE MARKING AN ANGLE POINT IN SAID LOT 2; THENCE CONTINUING ALONG THE NORTHEAST LINE OF SAID LOT 2 N66°40'58"W 215.40' TO A FOUND IRON PIPE AT THE NORTHWEST CORNER THEREOF, SAID PIPE ALSO BEING ON THE EAST LINE OF TRACT #3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "W. H. MARSHALL ESTATE", BY C. W. RUSSUM, RLS, DATED JULY, 1961 AND RECORDED IN BOOK OF MAPS 1961, PAGE 97, WAKE COUNTY RECORDS; THENCE ALONG SAID EAST LINE OF TRACT 3 N01°36'18"W 428.68' TO THE POINT OF BEGINNING.

THIS PARCEL IS THE SAME AS LOT 2-3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY, TRACTS 2-2 & 2-3, TWITTY PROP.", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995, REVISED JANUARY 12, 1996 AND RECORDED IN BOOK OF MAPS 1996, PAGE 1582, WAKE COUNTY RECORDS.

CONTAINING 11.168 ACRES, MORE OR LESS.

NEW LEGAL DESCRIPTIONS

PARCEL 'C' (PIN #1758-56-8976)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE MARKING THE NORTHEAST CORNER OF TRACT 2 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION MAP OF BOBBY L. MURRAY TRUST, TRACTS 1+2", BY KENNETH CLOSE, INC., DATED NOVEMBER 7, 2002 AND RECORDED IN BOOK OF MAPS 2005, PAGES 1195 AND 1196, WAKE COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID TRACT 2 N75°27'01"W 704.12' TO A FOUND IRON PIPE ON THE SOUTHEAST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE CONTINUING N75°27'01"W 32.34' TO THE CENTERLINE OF LOUISBURG ROAD; THENCE ALONG THE CENTERLINE OF SAID ROAD N36°33'22"E 1,116.98'; THENCE CONTINUING ALONG SAID CENTERLINE, ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 3,750.00', THROUGH A CENTRAL ANGLE OF 18°18'05", AN ARC LENGTH OF 1,197.82' AND BEING SUBTENDED BY A CHORD BEARING N45°42'25"E 1,192.73'; THENCE LEAVING SAID CENTERLINE S89°44'38"E 134.33' TO AN ANGLE POINT IN THE SOUTHWEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN DEED BOOK 6821, PAGE 005, WAKE COUNTY RECORDS; THENCE ALONG THE SOUTHWEST LINE OF SAID PARCEL AND ALONG THE WEST LINE OF WALL CREEK SUBDIVISION, PHASES 2, 4 AND 5-A AS RECORDED IN BOOK OF MAPS 1997, PAGE 1162, BOOK OF MAPS 2001, PAGE 628 AND BOOK OF MAPS 2002, PAGE 825, WAKE COUNTY RECORDS, S03°05'32"W 2,131.93' TO A POINT ON THE NORTH LINE OF CARLTON POINTE SUBDIVISION, PHASE I AS RECORDED IN BOOK OF MAPS 2008, PAGES 5 TO 10, WAKE COUNTY RECORDS; THENCE ALONG SAID NORTH LINE OF CARLTON POINTE SUBDIVISION N75°27'01"W 852.86' TO THE POINT OF BEGINNING.

THIS PARCEL IS THE SAME AS TRACTS 2A AND 3 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995 AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY RECORDS.

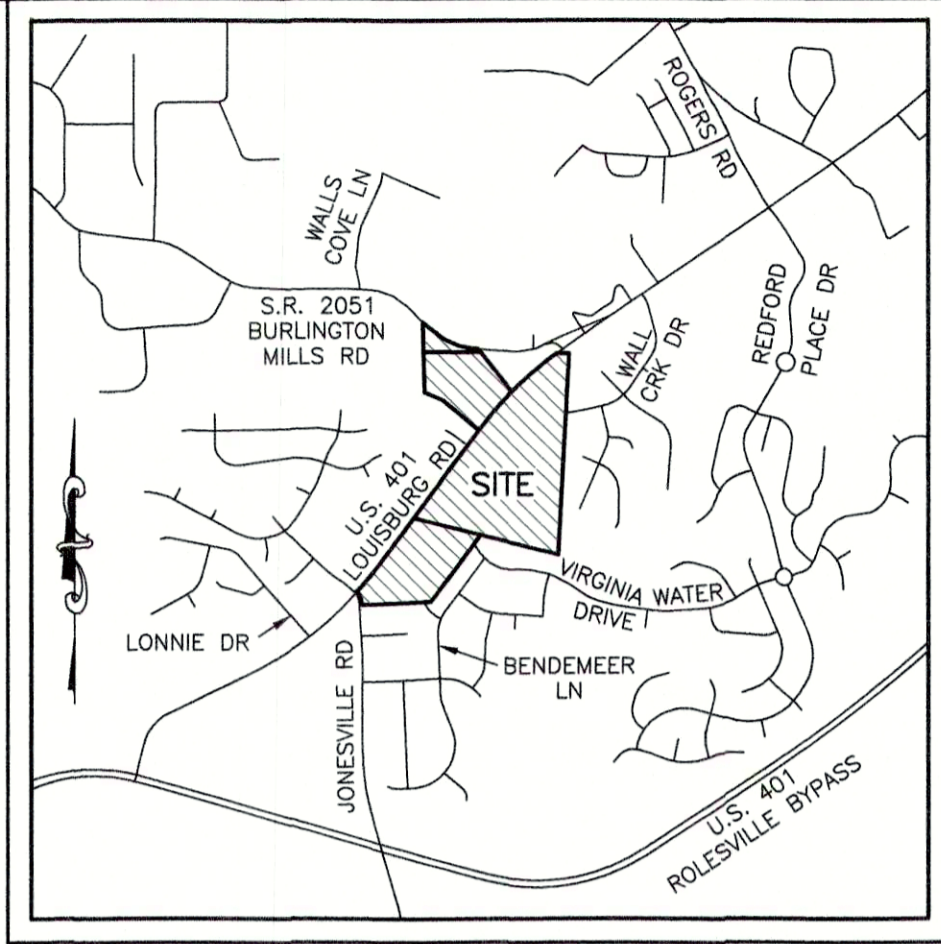
CONTAINING 44.100 ACRES, MORE OR LESS.

PARCEL 'D' (PIN #1758-45-8905)

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE TOWN OF ROLESVILLE, COUNTY OF WAKE, STATE OF NORTH CAROLINA, DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE ON THE SOUTH LINE OF TRACT 3 AS SAID TRACT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "RECOMBINATION SURVEY FOR TOMMY TWITTY", BY W. GRAHAM CAWTHORNE, JR., RLS, DATED NOVEMBER 17, 1995 AND RECORDED IN BOOK OF MAPS 1995, PAGE 2034, WAKE COUNTY RECORDS, SAID PIPE ALSO BEING AN ANGLE POINT IN THE NORTHWEST LINE OF CARLTON POINTE SUBDIVISION, PHASE I AS RECORDED IN BOOK OF MAPS 2008, PAGES 5 TO 10, WAKE COUNTY RECORDS; THENCE ALONG THE NORTHWEST LINE OF SAID CARLTON POINTE SUBDIVISION S36°44'45"W 877.98' TO AN ANGLE POINT; THENCE CONTINUING ALONG SAID NORTHWEST LINE AND ALONG THE NORTH LINE OF LOTS 1, 2 AND 3 AS SAID LOTS ARE SHOWN AND SO DESIGNATED ON THAT CERTAIN PLAT ENTITLED "SUBDIVISION PLAT FOR BARRETT VENTURES, LLC", BY CAWTHORNE, MOSS & PANCIERA, P.C., DATED APRIL 4, 2007 AND RECORDED IN BOOK OF MAPS 2008, PAGE 702, WAKE COUNTY RECORDS, S87°10'58"W 737.24' TO AN ANGLE POINT IN THE EAST RIGHT OF WAY LINE OF JONESVILLE ROAD (S.R. 2226) AND THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN DEED BOOK 13993, PAGE 2591, WAKE COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID PARCEL N02°07'15"W 48.32'; THENCE CONTINUING ALONG SAID EAST LINE, ALONG THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 123.92', THROUGH A CENTRAL ANGLE OF 30°27'05", AN ARC LENGTH OF 65.86' AND BEING SUBTENDED BY A CHORD BEARING N17°21'49"W 65.09' TO THE EAST RIGHT OF WAY LINE OF JONESVILLE ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE N03°10'03"W 17.67' TO THE SOUTHEAST RIGHT OF WAY LINE OF LOUISBURG ROAD (U.S. 401); THENCE ALONG SAID SOUTHEAST RIGHT OF WAY LINE THE FOLLOWING EIGHT COURSES: (1) N41°10'16"E 41.30'; (2) N40°37'47"E 49.15'; (3) N39°31'43"E 50.83'; (4) N38°52'58"E 49.80'; (5) N38°22'04"E 50.40'; (6) N37°17'31"E 50.37'; (7) N36°44'45"E 304.20'; AND (8) N36°27'57"E 396.53' TO A FOUND IRON PIPE ON THE SOUTH LINE OF THE AFORESAID TRACT 3; THENCE ALONG SAID SOUTH LINE OF TRACT 3 S75°27'01"E 704.12' TO THE POINT OF BEGINNING.

CONTAINING 15.024 ACRES, MORE OR LESS.



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- (1) = RECORD DATA PER BM 1996 PG 1582
- (2) = RECORD DATA PER BM 2011 PG 383
- (3) = RECORD DATA PER BM 1995 PG 2034
- (4) = RECORD DATA PER BM 2002 PG 825
- (5) = RECORD DATA PER BM 2005 PG 1195-1196
- (6) = RECORD DATA PER DB 13993 PG 2591
- = FOUND MONUMENT AS NOTED
- = SET IRON PIN
- △ = NCOS MONUMENT
- = DIMENSION POINT (NOTHING SET)
- ℙ = PROPERTY LINE
- R/W = RIGHT OF WAY

- C&G = CURB AND GUTTER
- CA TV = CABLE TV PEDESTAL
- DI = DROP INLET
- ELEC = ELECTRIC BOX
- EM = ELECTRIC METER
- F/O = FIBER OPTIC
- FH = FIRE HYDRANT
- GV = GAS VALVE
- H&B = HAND BOX
- LP = LIGHT POLE
- PP = POWER POLE
- ← = GUY WIRE
- RCP = REINFORCED CONCRETE PIPE
- S.F. = SQUARE FEET (AREA)
- = SIGN
- = TRAFFIC SIGNAL POLE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER FORCE MAIN VALVE
- = STORM DRAIN MANHOLE
- = TELEPHONE PEDESTAL
- = TRAFFIC BOX
- = WATER BOX
- WM = WATER METER
- WMH = WATER MANHOLE
- WV = WATER VALVE
- = WELL
- = PEDESTRIAN X-WALK POLE
- E— = ELECTRIC LINE
- FM— = SANITARY SEWER FORCE MAIN
- FO— = FIBER OPTIC LINE
- G— = GAS LINE
- O&E— = OVERHEAD ELECTRIC LINE
- S— = SANITARY SEWER LINE
- T— = TELEPHONE LINE
- TV— = CABLE TV LINE
- W— = WATER LINE

JMT JOHNSON, MIRMIRAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION
1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK

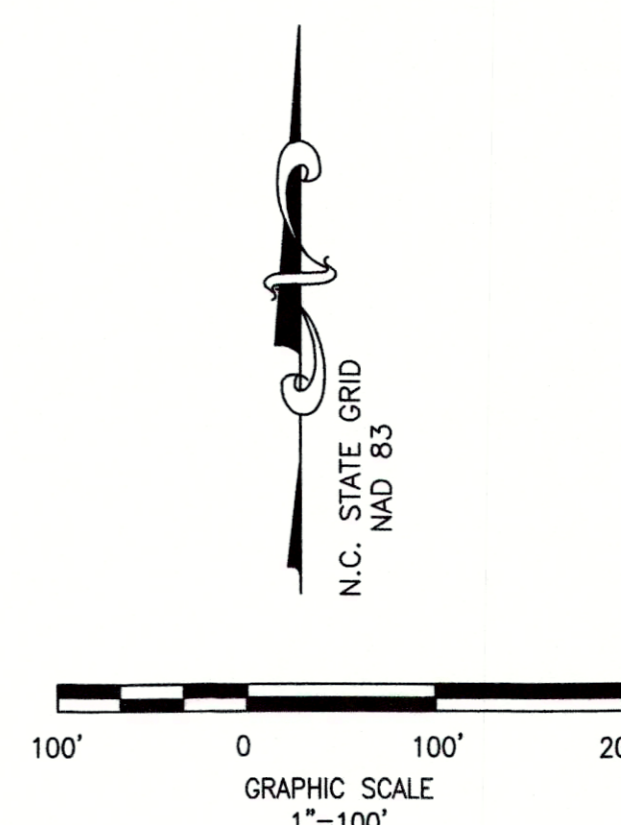
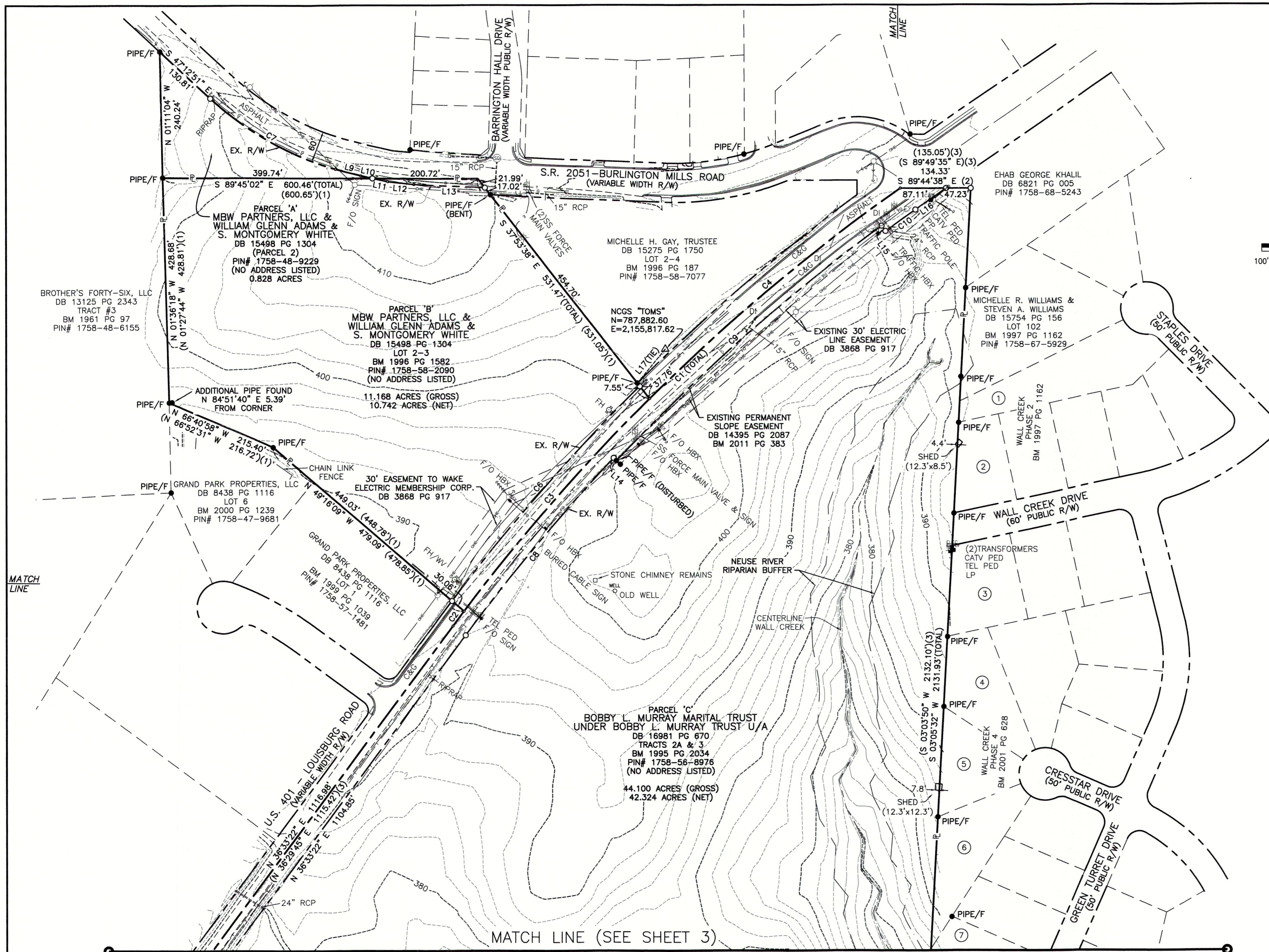
ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR
WALLBROOK LANDCO, LLC

WAKE FOREST TOWNSHIP
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT#:	JMT#:
CHECKED BY: WTR	CONTRACT#:	17-10946-001
DATE: 03/25/2020	SCALE: 1"=100'	SHEET 1 OF 3





ADJOINING PROPERTY OWNERS

1. RODERICK BLACKWELL & CHRISTINE BLACKWELL
DB 8769 PG 1894
LOT 101
BM 1997 PG 1162
PIN# 1758-67-6836
2. CHARLES CULBERTSON & TERESA CULBERTSON
DB 17393 PG 896
LOT 96
BM 1997 PG 1162
PIN# 1758-67-4619
3. ANTONIO G. CATTARUZZA & SHEILA B. CATTARUZZA
DB 8149 PG 422
LOT 92
BM 1997 PG 1162
PIN# 1758-67-4416
4. JOHN DANIEL BONO, III & SABRINA MICHELE BONO
DB 13369 PG 2170
LOT 85
BM 2001 PG 628
PIN# 1758-67-4204
5. RONALD G. PATTERSON & LAURA A. PATTERSON
DB 10087 PG 2409
LOT 84
BM 2001 PG 628
PIN# 1758-67-4100
6. MICHAEL A. HADDER & JENNIFER H. HADDER
DB 16143 PG 2477
LOT 83
BM 2001 PG 628
PIN# 1758-66-3984
7. JOSEPH L. KEELEY, III & SARAH E. KEELEY
DB 10496 PG 1314
LOT 79
BM 2002 PG 825
PIN# 1758-66-4723

LEGEND

- (1) = RECORD DATA PER BM 1996 PG 1582
(2) = RECORD DATA PER BM 2011 PG 383
(3) = RECORD DATA PER BM 1995 PG 2034
(4) = RECORD DATA PER BM 2002 PG 825
(5) = RECORD DATA PER BM 2005 PG 1195-1196
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● = FOUND MONUMENT AS NOTED
○ = SET IRON PIN
△ = NC GS MONUMENT
• = DIMENSION POINT (NOTHING SET)
— = PROPERTY LINE
R/W = RIGHT OF WAY

- C&G = CURB AND GUTTER
CATV = CABLE TV PEDESTAL
DI = DROP INLET
ELEC = ELECTRIC BOX
EM = ELECTRIC METER
F/O = FIBER OPTIC
FH = FIRE HYDRANT
GV = GAS VALVE
HBX = HAND BOX
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RCP = REINFORCED CONCRETE PIPE
S.F. = SQUARE FEET (AREA)
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— = TELEPHONE PEDESTAL
— = TRAFFIC BOX
— = WATER BOX
WM = WATER METER
WMH = WATER MANHOLE
WV = WATER VALVE
WELL = WELL
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— = GAS LINE
— = OVERHEAD ELECTRIC LINE
— = SANITARY SEWER LINE
— = TELEPHONE LINE
— = CABLE TV LINE
— = WATER LINE

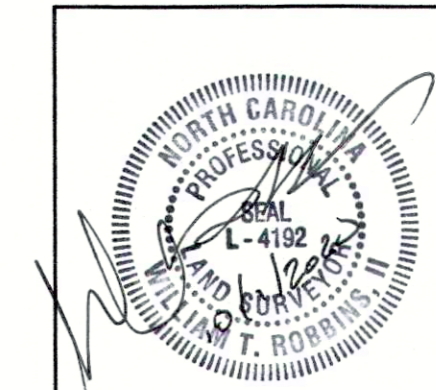
LINE	BEARING	DISTANCE
L1	N 02°07'15" W	48.32'
L2	N 03°10'03" E	17.67'
L3	N 41°10'16" E	41.30'
L4	N 40°37'47" E	49.15'
L5	N 39°31'43" E	50.83'
L6	N 38°52'58" E	49.80'
L7	N 38°22'04" E	50.40'
L8	N 37°17'31" E	50.37'
L9	S 75°02'10" E	50.12'
L10	S 77°31'31" E	22.85'
L11	S 77°31'31" E	29.16'
L12	S 84°03'28" E	50.67'
L13	S 87°10'20" E	135.52'
L14	S 46°39'44" E	7.50'
L15	S 36°12'58" E	12.50'
L16	N 55°13'38" E	70.99'
L17	N 39°21'58" E	83.92'

(6)
(5)
(5)
(5)
(5)
(5)
(5)
(5)
(5)
(2)
(2)
(71.01')(2)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82'	3750.00'	18°18'05"	S 45°42'25" W	1192.73'
C2	35.15'	3750.00'	0°32'13"	S 36°49'29" W	35.15'
C3	537.89'	3750.00'	8°13'06"	S 41°12'09" W	537.43'
C4	624.78'	3750.00'	9°32'45"	S 50°05'04" W	624.06'
C5	65.86'	123.92'	30°27'05"	S 17°21'49" E	65.09'
C6	543.86'	3780.00'	8°14'37"	S 41°14'38" W	543.40'
C7	276.12'	600.00'	26°22'04"	N 60°23'53" W	273.69'
C8	440.32'	3720.00'	6°46'55"	S 39°56'50" W	440.07'
C9	675.88'	3712.50'	10°25'52"	S 48°33'13" W	674.95'
C10	70.31'	3700.00'	1°05'20"	S 54°18'48" W	70.31'

(R=3750.00', L=1199.06')(3)

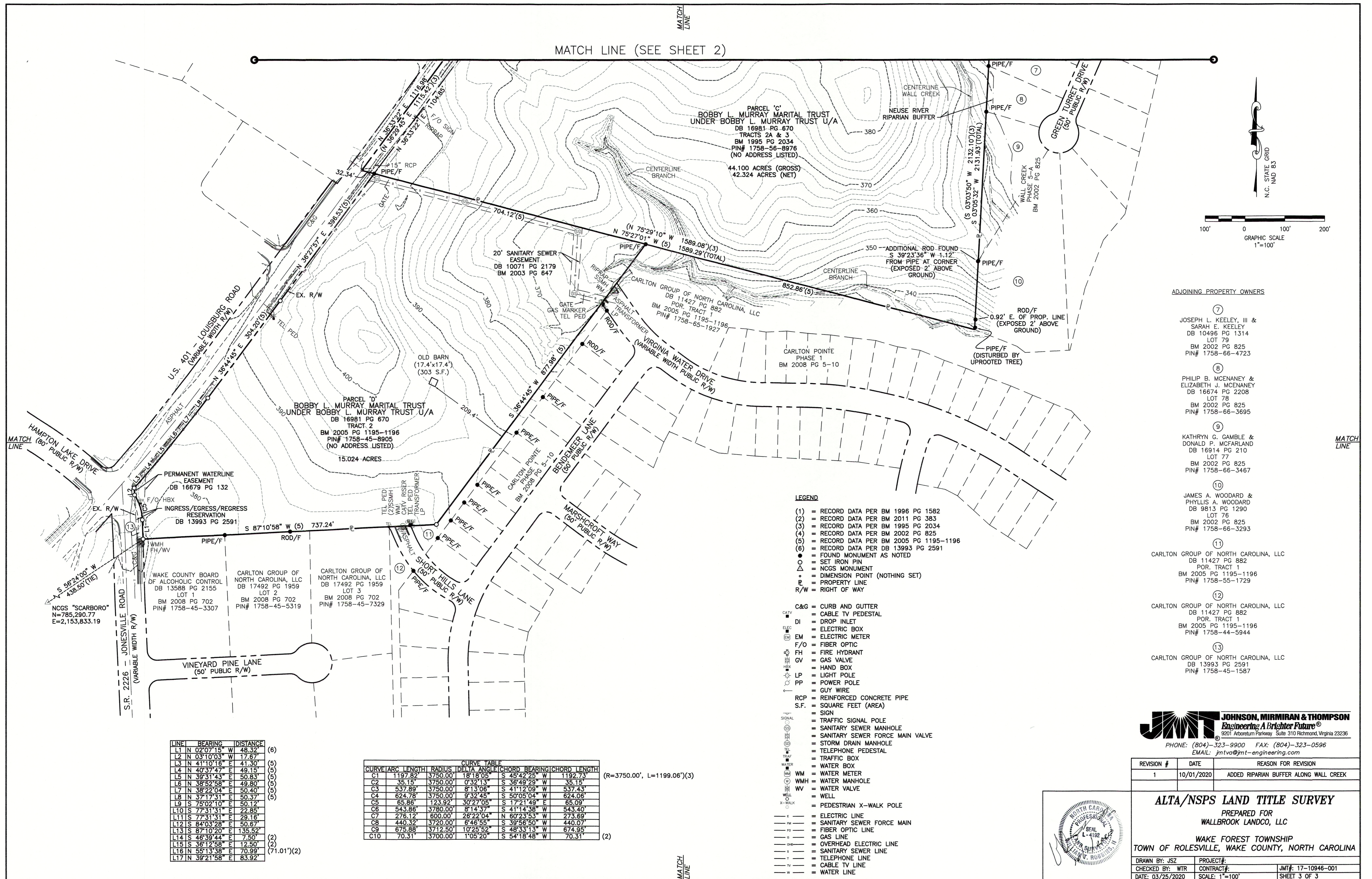
(2)



JMT JOHNSON, MIRMIRAN & THOMPSON
Engineering A Brighter Future®
9201 Arboretum Parkway Suite 310 Richmond, Virginia 23236
PHONE: (804)-323-9900 FAX: (804)-323-0596
EMAIL: jmtva@jmt-engineering.com

REVISION #	DATE	REASON FOR REVISION
1	10/01/2020	ADDED RIPARIAN BUFFER ALONG WALL CREEK

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
WALLBROOK LANDCO, LLC
WAKE FOREST TOWNSHIP
TOWN OF ROLESVILLE, WAKE COUNTY, NORTH CAROLINA
DRAWN BY: JSZ PROJECT#: JMT# 17-10946-001
CHECKED BY: WTR CONTRACT#: SHEET 2 OF 3
DATE: 03/25/2020 SCALE: 1"=100'



BOOK: 017801 PAGE: 01550 - 01556

Excise Tax: \$0.00

Tax ID No.: 0224145 and 92211

Prepared by: Longleaf Law Partners (LPC), 2235 Gateway Access Point, Suite 201, Raleigh, NC
27607

Return to: Grantee

Brief Description for the Index

Lots 2-3, 10.723 ac. BM 1996-1582; and 8/10 ac.

NORTH CAROLINA NON-WARRANTY DEEDTHIS DEED is made as of this 27th day of March, 2020, by and between**GRANTOR****MBW PARTNERS, LLC**, a North Carolina
limited liability company
WILLIAM GLENN ADAMS
SYDNOR MONTGOMERY WHITE, JR.
SALLY M. ADAMS
NANCY HANES WHITEwith a mailing address of:
c/o White Oak Commercial
403 E. Six Forks Road
Raleigh, NC 27609**GRANTEE****WALLBROOK LANDCO LLC**, a North
Carolina limited liability companywith a mailing address of:
c/o J. Austin Williams
4700 Six Forks Road, Suite 150
Raleigh, NC 27609

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land (the "Property") situated in the Town of Rolesville, Wake County, North Carolina, and more particularly described as follows:See Exhibit A attached hereto and incorporated herein by reference.Submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.


The Grantor makes no warranty, express or implied, as to title to the property hereinabove described. Grantors Sally M. Adams and Nancy Hanes White sign this deed solely and exclusively to waive and release any marital interest and rights, now existing or hereafter acquired, in the property hereinabove described and hereby conveyed to Grantee.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

MBW PARTNERS LLC, a North Carolina limited liability company

By: 
Name: William M. White
Title: Manager

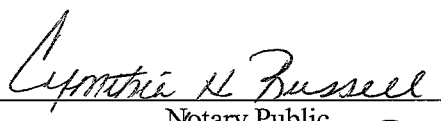
STATE OF North Carolina
COUNTY OF Wake

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: William M. White.

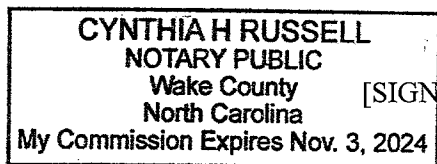
This the 23rd day of March, 2020.

My Commission Expires:

11-3-2024


Notary Public
Print Name: Cynthia H. Russell


[Affix Notary Stamp or Seal]



[SIGNATURES CONTINUE ON FOLLOWING PAGE]

COUNTY OF WAKE

This the 24 day of March, 2020.



Notary Public
Print Name: PETER WALCZYK

PETER WALCZYK
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires March 2, 2022

2 Sally M. Adams
SALLY M. ADAMS

COUNTY OF WAKE

This the 24 day of March, 2020.



Notary Public
Print Name: PERA WALCZYK

PETER WALCZYK
PUBLIC
Wake County
North Carolina
My Commission Expires **August 12, 2022**

SIGNATURES CONTINUE ON FOLLOWING PAGE]

Sydnor M. White, Jr.
 SYDNOR MONTGOMERY WHITE, JR.

STATE OF North Carolina

COUNTY OF Wake

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Sydnor Montgomery White, Jr.

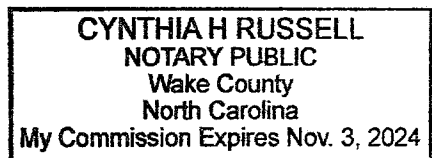
This the 24th day of March, 2020.

My Commission Expires:

11-3-2024

Cynthia H. Russell
 Notary Public
 Print Name: Cynthia H. Russell

[Affix Notary Stamp or Seal]



Nancy Hanes White
 NANCY HANES WHITE

STATE OF North Carolina

COUNTY OF Wake

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Nancy Hanes White.

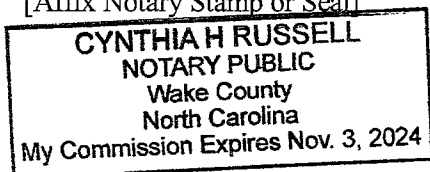
This the 24th day of March, 2020.

My Commission Expires:

11-3-2024

Cynthia H. Russell
 Notary Public
 Print Name: Cynthia H. Russell

[Affix Notary Stamp or Seal]



Parcel 1 (PIN #1758-48-9229)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe marking the northwest corner of Lot 2-3 as said lot is shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty, Tracts 2-2 & 2-3, Twitty Prop.", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995, revised January 12, 1996 and recorded in Book of Maps 1996, Page 1582, Wake County Records, said pipe also being on the east line of Tract #3 as said tract is shown and so designated on that certain plat entitled "W. H. Marshall Estate", by C. W. Russum, RLS, dated July, 1961 and recorded in Book of Maps 1961, Page 97, Wake County Records; thence along said east line of Tract 3 N01°11'04"W 240.24' to an iron pipe on the southwest right of way line of Burlington Mills Road (S.R. 2051); thence along said southwest right of way line the following four courses: (1) S47°12'51"E 130.81'; (2) along the arc of a tangent curve to the left, concave to the northeast, having a radius of 600.00', through a central angle of 26°22'04", an arc length of 276.12' and being subtended by a chord bearing S60°23'53"E 273.69'; (3) S75°02'10"E 50.12'; and (4) S77°31'31"E 22.85' to the north line of aforesaid Lot 2-3; thence along said north line of Lot 2-3 N89°45'02"W 399.74' to the point of beginning.

Containing 0.828 acres, more or less.

Parcel 2 (PIN #1758-58-2090)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe marking the southwest corner of Parcel 2 as said parcel is described in Deed Book 15498, Page 1302, Wake County Records; thence along the south line of said Parcel 2 S89°45'02"E 399.74' to the southwest right of way line of Burlington Mills Road (S.R. 2051); thence continuing S89°45'02"E 200.72' to the northwest corner of Lot 2-4 as said lot is shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty, Tracts 2-2 & 2-3, Twitty Prop.", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995, revised January 12, 1996 and recorded in Book of Maps 1996, Page 1582, Wake County Records; thence along the southwest line of said Lot 2-4 S37°53'38"E 39.01' to a found bent iron pipe at an angle point in the south right of way line of Burlington Mills Road; thence continuing S37°53'38"E 454.70' to a found iron pipe at an angle point in the northwest right of way line of Louisburg Road (U.S. 401); thence continuing S37°53'38"E 45.31' to the centerline of Louisburg Road; thence along the centerline of said road, along the arc of a curve to the left, concave to the southeast, having a radius of 3,750.00', through a central angle of 08°13'06", an arc length of 537.89' and being subtended by a chord bearing S41°12'09"W 537.43'; thence leaving said centerline, along the northeast line of Lots 1 and 2 as said lots are shown and so designated on that certain plat entitled "Survey for Grand Park Properties, Lots 1 and 2", by Cawthorne, Moss & Panciera, P.C., dated October 7, 1998 and recorded in Book of Maps 1999, Page 1039, Wake County Records, N49°16'09"W 479.09' to a found iron pipe marking an angle point in said Lot 2; thence continuing along the northeast line of said Lot 2 N66°40'58"W 215.40' to a found iron pipe at the northwest corner thereof, said pipe also being on the east line of Tract #3 as said tract is shown and so designated on that

certain plat entitled "W. H. Marshall Estate", by C. W. Russum, RLS, dated July, 1961 and recorded in Book of Maps 1961, Page 97, Wake County Records; thence along said east line of Tract 3 N01°36'18"W 428.68' to the point of beginning.

This parcel is the same as Lot 2-3 as shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty, Tracts 2-2 & 2-3, Twitty Prop.", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995, revised January 12, 1996 and recorded in Book of Maps 1996, Page 1582, Wake County Records.

Containing 11.168 acres, more or less.

BOOK: 018103 PAGE: 01563 - 01566

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier Nos. 0076635 and 0076667 Verified by _____ County on the ____ day of _____, 20____
By: _____Mail/Box to: GranteeThis instrument was prepared by: Weatherspoon & Voltz, LLP, without benefit of title examination

Brief description for the Index: _____

THIS DEED made this 30th day of September, 2020, by and between
GRANTOR GRANTEE**BOBBY L. MURRAY MARITAL TRUST UNDER BOBBY
L. MURRAY TRUST U/A DATED DECEMBER 13, 2000,
AS AMENDED MAY 13, 2003 AND AUGUST 1, 2003**

P.O. Box 40639, Raleigh, North Carolina 27629

WALLBROOK LANDCO LLC,
a North Carolina limited liability companyc/o Crosland Southeast
4700 Six Forks Road, Ste 150
Raleigh, NC 27609

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the Town of Rolesville, Wake County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 16981, Page 670, Wake County Registry.

All or a portion of the property herein conveyed **does not** include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

[Signature page to Nonwarranty Deed]

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

**BOBBY L. MURRAY MARITAL TRUST UNDER
BOBBY L. MURRAY TRUST U/A DATED DECEMBER 13, 2000,
AS AMENDED MAY 13, 2003 AND AUGUST 1, 2003**

(SEAL)

By: J. Brent King
J. Brent King, Co-Trustee of the Trust

(SEAL)

STATE OF NORTH CAROLINA

WAKE COUNTY

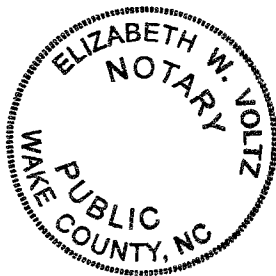
I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: J. Brent King, Co-Trustee.

Date: 21st day of September, 2020

Elizabeth W. Voltz

Printed Name of Notary: Elizabeth W. Voltz

[official seal]



My commission expires: 10/16/2021

[Signature page to Nonwarranty Deed]

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

**BOBBY L. MURRAY MARITAL TRUST UNDER
BOBBY L. MURRAY TRUST U/A DATED DECEMBER 13, 2000,
AS AMENDED MAY 13, 2003 AND AUGUST 1, 2003**

(SEAL)

By: BRANCH BANKING AND TRUST COMPANY,
Co-Trustee of the Trust

By: William S. Crews III
Printed Name: William S. Crews III
Title: Senior Vice President

(SEAL)

STATE OF NORTH CAROLINA

WAKE COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: William S. Crews III,
Senior Vice President of Branch Banking and Trust Company, Co-Trustee.

Date: 21st day of September, 2020

Elizabeth W. Voltz

Printed Name of Notary: Elizabeth W. Voltz

[official seal]



My commission expires: 10/16/2021

Exhibit A

Property Description

TRACT 1 (PIN 1758-56-8976)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe marking the northeast corner of Tract 2 as said tract is shown and so designated on that certain plat entitled "Recombination Map of Bobby L. Murray Trust, Tracts 1+2", by Kenneth Close, Inc., dated November 7, 2002 and recorded in Book of Maps 2005, Pages 1195 and 1196, Wake County Records; thence along the north line of said Tract 2 N75°27'01"W 704.12' to a found iron pipe on the southeast right of way line of Louisburg Road (U.S. 401); thence continuing N75°27'01"W 32.34' to the centerline of Louisburg Road; thence along the centerline of said road N36°33'22"E 1,116.98' to a point; thence continuing along said centerline, along the arc of a tangent curve to the right, concave to the southeast, having a radius of 3,750.00', through a central angle of 18°18'05", an arc length of 1,197.82' and being subtended by a chord bearing N45°42'25"E 1,192.73' to a point; thence leaving said centerline S89°44'38"E 134.33' to an angle point in the southwest line of that certain parcel described in Deed Book 6821, Page 005, Wake County Records; thence along the southwest line of said parcel and along the west line of Wall Creek Subdivision, Phases 2, 4 and 5-A as recorded in Book of Maps 1997, Page 1162, Book of Maps 2001, Page 628 and Book of Maps 2002, Page 825, Wake County Records, S03°05'32"W 2,131.93' to a point on the north line of Carlton Pointe Subdivision, Phase I as recorded in Book of Maps 2008, Pages 5 to 10, Wake County Records; thence along said north line of Carlton Pointe Subdivision N75°27'01"W 852.86' to the point of beginning.

This parcel is the same as Tracts 2A and 3 as shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995 and recorded in Book of Maps 1995, Page 2034, Wake County Records.

Containing 44.100 acres, more or less, as shown on that certain ALTA/NSPS Land Title Survey dated March 25, 2020, prepared for Wallbrook Landco LLC, and prepared by Johnson, Mirmiran & Thompson (JMT # 17-10946-001).

TRACT 2 (PIN 1758-45-8905)

All that certain real property situated in the Town of Rolesville, County of Wake, State of North Carolina, described as follows:

Beginning at a found iron pipe on the south line of Tract 3 as said tract is shown and so designated on that certain plat entitled "Recombination Survey for Tommy Twitty", by W. Graham Cawthorne, Jr., RLS, dated November 17, 1995 and recorded in Book of Maps 1995, Page 2034, Wake County Records, said pipe also being an angle point in the northwest line of Carlton Pointe Subdivision, Phase I as recorded in Book of Maps 2008, Pages 5 to 10, Wake County Records; thence along the northwest line of said Carlton Pointe Subdivision S36°44'45"W 877.98' to an angle point; thence continuing along said northwest line and along the north line of Lots 1, 2 and 3 as said lots are shown and so designated on that certain plat entitled "Subdivision Plat for Barrett Ventures, LLC", by Cawthorne, Moss & Panciera, P.C., dated April 4, 2007 and recorded in Book of Maps 2008, Page 702, Wake County Records, S87°10'58"W 737.24' to an angle point in the east right of way line of Jonesville Road (S.R. 2226) and the southeast corner of that certain parcel described in Deed Book 13993, Page 2591, Wake County Records; thence along the east line of said parcel N02°07'15"W 48.32'; thence continuing along said east line, along the arc of a curve to the left, concave to the west, having a radius of 123.92', through a central angle of 30°27'05", an arc length of 65.86' and being subtended by a chord bearing N17°21'49"W 65.09' to the east right of way line of Jonesville Road; thence along said east right of way line N03°10'03"W 17.67' to the southeast right of way line of Louisburg Road (U.S. 401); thence along said southeast right of way line the following eight courses: (1) N41°10'16"E 41.30'; (2) N40°37'47"E 49.15'; (3) N39°31'43"E 50.83'; (4) N38°52'58"E 49.80'; (5) N38°22'04"E 50.40'; (6) N37°17'31"E 50.37'; (7) N36°44'45"E 304.20'; and (8) N36°27'57"E 396.53' to a found iron pipe on the south line of the aforesaid Tract 3; thence along said south line of Tract 3 S75°27'01"E 704.12' to the point of beginning.

Containing 15.024 acres, more or less, as shown on that certain ALTA/NSPS Land Title Survey dated March 25, 2020, prepared for Wallbrook Landco LLC, and prepared by Johnson, Mirmiran & Thompson (JMT # 17-10946-001).

**NORTH CAROLINA
SPECIAL WARRANTY DEED**

Excise Tax: \$ 4,089.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 0224130

Mail after recording to: Grantee

This instrument was prepared by: Horsley Law Firm, PA, without title examination and no advice given.

THIS DEED made this 29th day of September, 2020 by and between

GRANTOR

Gary R. Paris, Trustee of the Gary R. Paris Revocable Trust dated the 31st day of May, 2001, as amended
Anne T. Paris, Trustee of the Anne T. Paris Revocable Trust dated the 21st day of May, 2001, as amended
10101 Whitestone Road, Raleigh, NC 27615

GRANTEE

WALLBROOK LANDCO LLC

Mailing Address:

121 WEST TRADE STREET, Ste. 2550
CHARLOTTE NC 28202

Property Address: 0 S. Main Street, Rolesville, NC 27541

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, Wake Forest Township, Wake County, North Carolina, and more particularly described as follows:

BEING all of Lot 2-1 of that plat entitled "Preliminary Subdivision Plan and Recombination Survey for Tommy Twitty", a copy of which is recorded in Book of Maps 1996, Page 187, Wake County Registry.

Submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 12634, Page 2473.

A map showing the above described property is recorded in Book of Maps 1996, Page 187.

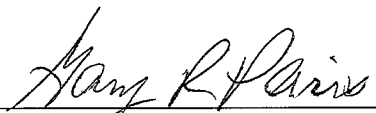
The above described property does NOT include the primary residence of the Grantor.

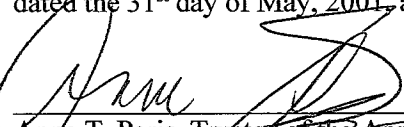
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all exceptions listed on Exhibit A attached hereto and incorporated herein by reference.

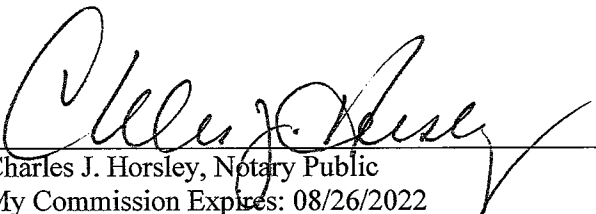
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

 (SEAL)
 Gary R. Paris, Trustee of the Gary R. Paris Revocable Trust
 dated the 31st day of May, 2001, as amended

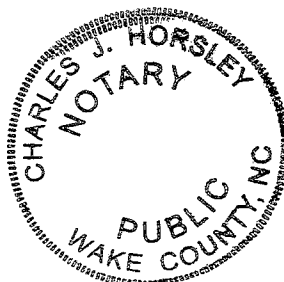
 (SEAL)
 Anne T. Paris, Trustee of the Anne T. Paris Revocable Trust
 dated the 21st day of May, 2001, as amended

State of North Carolina - County of Wake

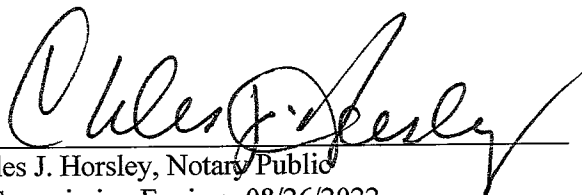
I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Gary R. Paris, Trustee of the Gary R. Paris Revocable Trust dated the 31st day of May, 2001, as amended personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day of September, 2020.


 Charles J. Horsley, Notary Public
 My Commission Expires: 08/26/2022

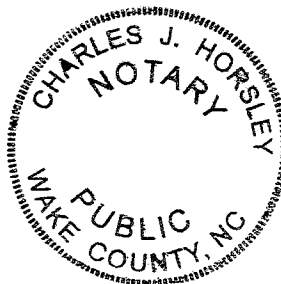
State of North Carolina - County of Wake



I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Anne T. Paris, Trustee of the Anne T. Paris Revocable Trust dated the 21st day of May, 2001, as amended personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 29th day of September, 2020.



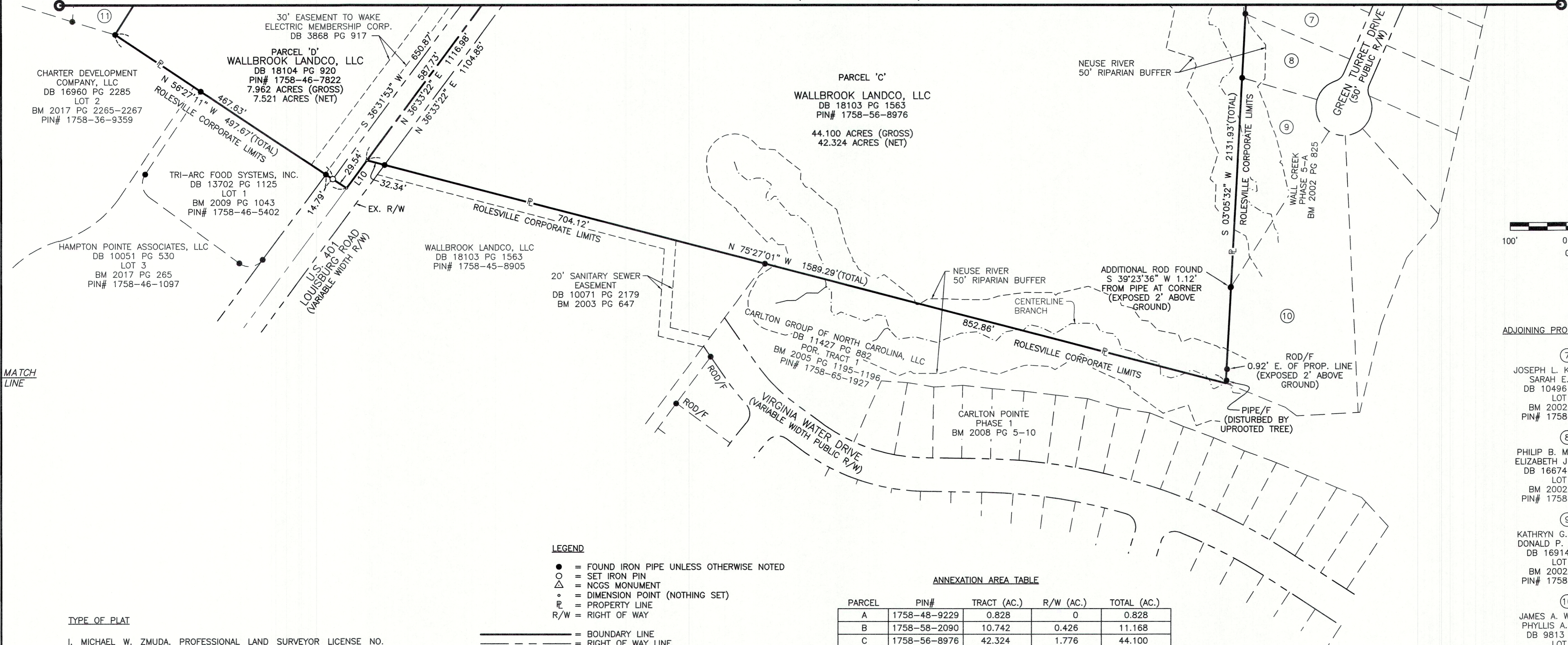
Charles J. Horsley, Notary Public
My Commission Expires: 08/26/2022



LINE	BEARING	DISTANCE
L1	S 75°02'10" E	50.12'
L2	S 77°31'31" E	22.85'
L3	S 77°31'31" E	29.16'
L4	S 84°03'28" E	50.67'
L5	S 87°10'20" E	135.52'
L6	S 46°39'44" E	7.50'
L7	S 36°12'58" E	12.50'
L8	N 55°13'38" E	70.99'
L9	N 39°21'58" E	83.99'
L10	S 36°27'57" W	61.60'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82'	3750.00'	18°18'05"	S 45°42'25" W	1192.73'
C2	35.15'	3750.00'	0°32'13"	S 36°49'29" W	35.15'
C3	537.89'	3750.00'	8°13'06"	S 41°12'09" W	537.43'
C4	624.78'	3750.00'	9°32'45"	S 50°05'04" W	624.06'
C5	543.86'	3780.00'	8°14'37"	S 41°14'38" W	543.40'
C6	276.12'	600.00'	26°22'04"	N 60°23'53" W	273.69'
C7	440.32'	3720.00'	6°48'55"	S 39°56'50" W	440.07'
C8	675.88'	3712.50'	10°25'52"	S 48°33'13" W	674.95'
C9	70.31'	3700.00'	1°05'20"	S 54°18'48" W	70.31'

MATCH LINE (SEE SHEET 2)



- LEGEND**
- = FOUND IRON PIPE UNLESS OTHERWISE NOTED
 - = SET IRON PIN
 - △ = NC&S MONUMENT
 - = DIMENSION POINT (NOTHING SET)
 - = PROPERTY LINE
 - R/W = RIGHT OF WAY
 - = BOUNDARY LINE
 - = RIGHT OF WAY LINE
 - = ADJOINING PROPERTY LINE
 - = CENTERLINE ROAD
 - = EASEMENT LINE

ANNEXATION AREA TABLE

PARCEL	PIN#	TRACT (AC.)	R/W (AC.)	TOTAL (AC.)
A	1758-48-9229	0.828	0	0.828
B	1758-58-2090	10.742	0.426	11.168
C	1758-56-8976	42.324	1.776	44.100
D	1758-46-7822	7.521	0.441	7.962
TOTALS:		61.415	2.643	64.058

GENERAL NOTES:

- THE SURVEY IS REFERENCED TO THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS), NORTH AMERICAN DATUM, 1983, 2001 ADJUSTMENT, NAD83(2001).
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOODING, AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP (FIRM), WAKE COUNTY, NORTH CAROLINA, PANEL 1758, MAP NO. 3720175800J, EFFECTIVE DATE: MAY 2, 2006.

ANNEXATION EXEMPT CERTIFICATION

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT IS APPROVED FOR RECORDING, AND IS EXEMPT FROM THE ROLESVILLE UNIFIED DEVELOPMENT ORDINANCE.

REVIEW OFFICE CERTIFICATION

I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

TYPE OF PLAT

I, MICHAEL W. ZMUDA, PROFESSIONAL LAND SURVEYOR LICENSE NO. L-5205, CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:

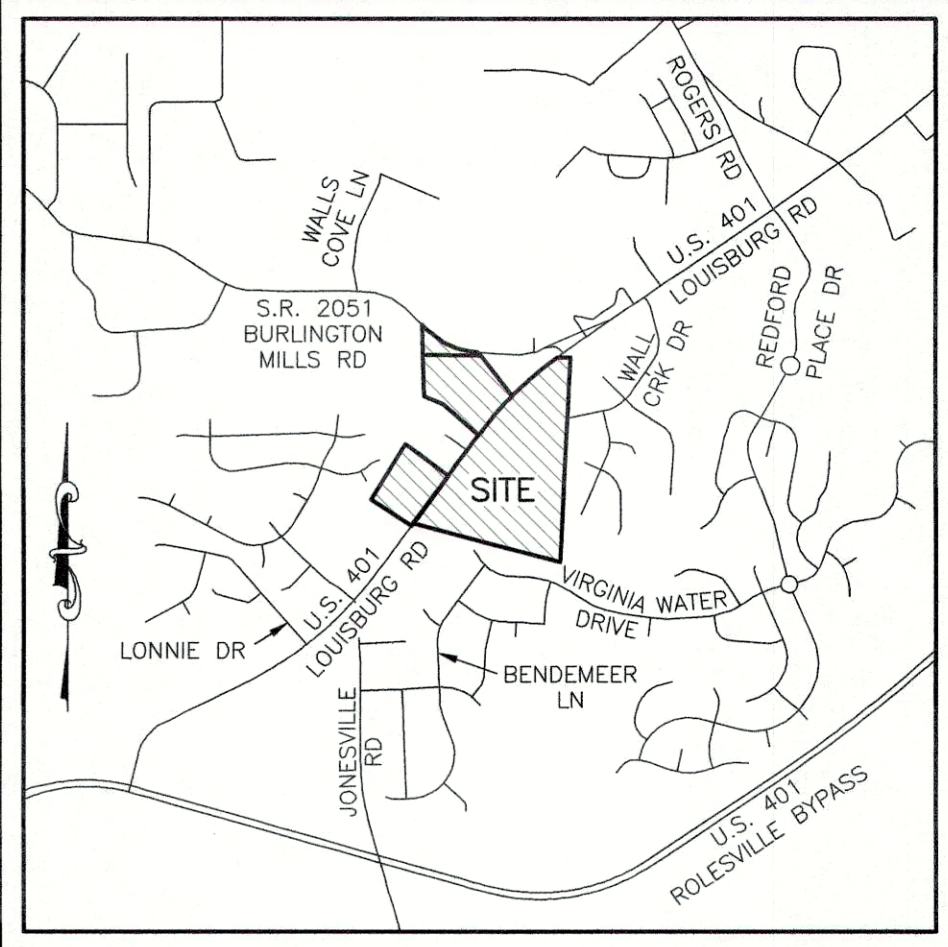
- ☒ C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

MICHAEL W. ZMUDA
PLS #L-5205

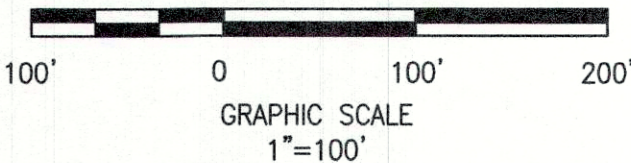
SURVEYOR'S CERTIFICATE

I, MICHAEL W. ZMUDA, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION BASED ON DEED DESCRIPTIONS RECORDED IN BOOK 13993, PAGE 2591, BOOK 17801, PAGE 1550, AND BOOK 18103, PAGE 1563; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES LISTED ON THIS PLAT; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY AS CALCULATED IS 1:34,600; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 7TH DAY OF DECEMBER, 2021.

MICHAEL W. ZMUDA
PLS #L-5205



VICINITY MAP
SCALE: 1"=2000'



ADJOINING PROPERTY OWNERS

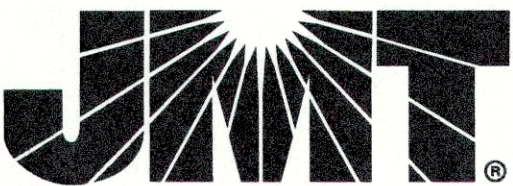
7 JOSEPH L. KEELEY, III & SARAH E. KEELEY
DB 10496 PG 1314
LOT 79
BM 2002 PG 825
PIN# 1758-66-4723

8 PHILIP B. MCENANEY & ELIZABETH J. MCENANEY
DB 16674 PG 2208
LOT 78
BM 2002 PG 825
PIN# 1758-66-3695

9 KATHRYN G. GAMBLE & DONALD P. MCFARLAND
DB 16914 PG 210
LOT 77
BM 2002 PG 825
PIN# 1758-66-3467

10 JAMES A. WOODARD & PHYLLIS A. WOODARD
DB 9813 PG 1290
LOT 76
BM 2002 PG 825
PIN# 1758-66-3293

11 TIMOTHY KING
DB 16677 PG 2059
LOT 166
BM 2006 PG 811
PIN# 1758-46-2777



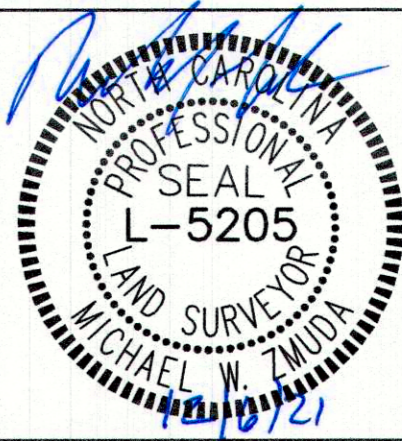
9201 ARBORETUM PARKWAY, SUITE 310 | RICHMOND, VA 23236
P: (804) 323-9900 | F: (804) 323-0596 | www.jmt.com

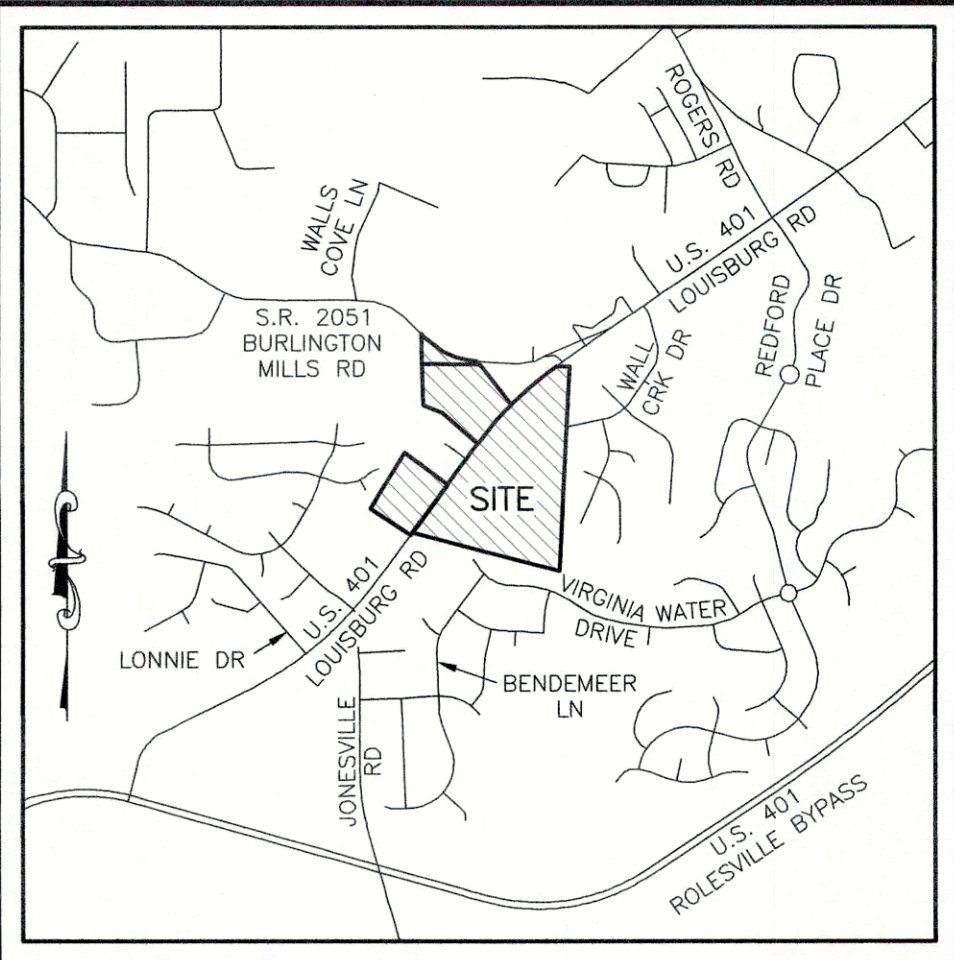
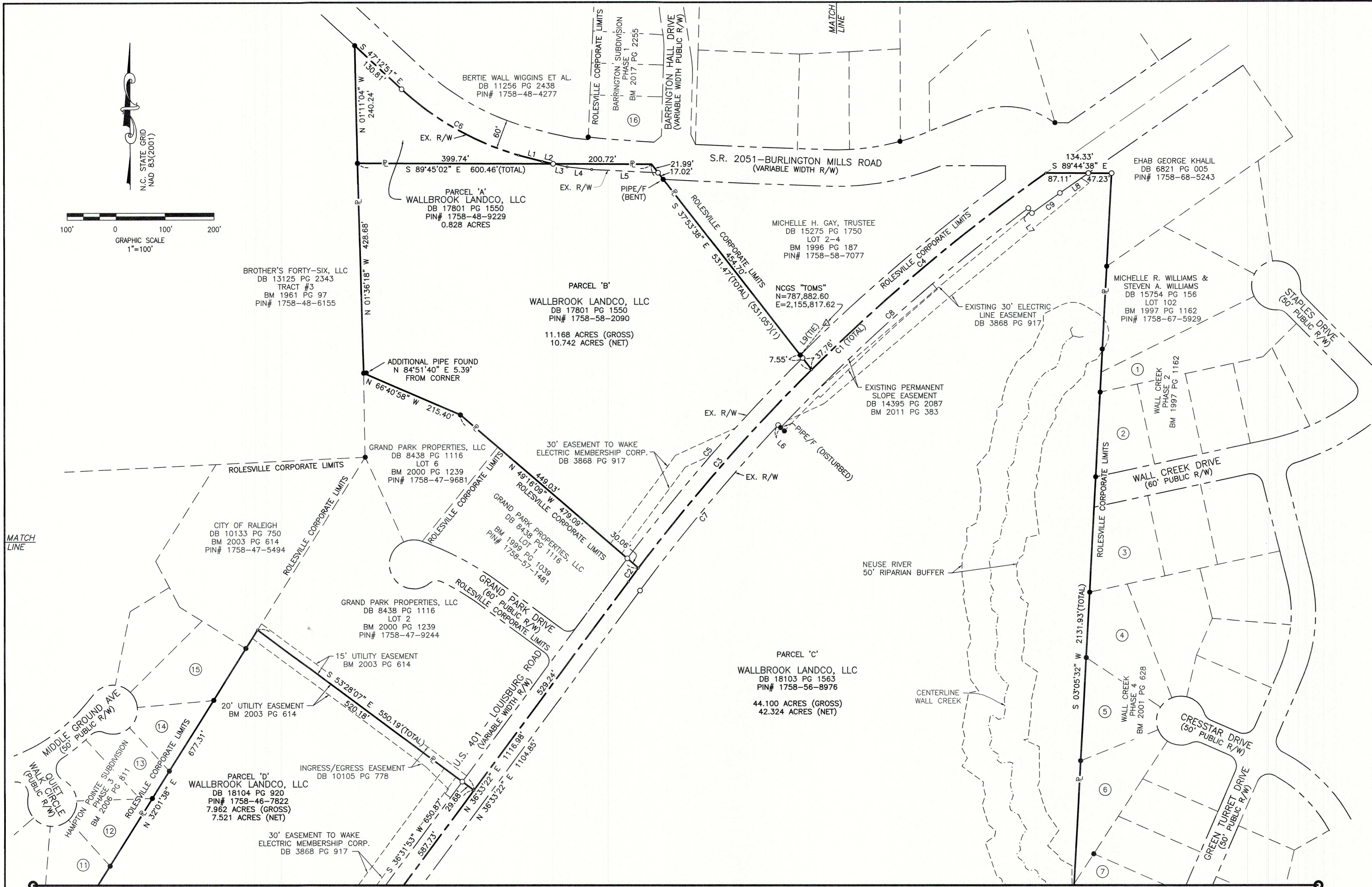
REVISION #	DATE	REASON FOR REVISION

ANNEXATION PLAT FOR
THE TOWN OF ROLESVILLE
PROPERTY OF WALLBROOK LANDCO, LLC

WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

DRAWN BY: JSZ	PROJECT#:	JMT#: 19-04194-002
CHECKED BY: MWZ	CONTRACT#:	SHEET 1 OF 2
DATE: 12/06/2021	SCALE: 1"=100'	





VICINITY MAP
SCALE: 1"=2000'

ADJOINING PROPERTY OWNERS

- 1 RODERICK BLACKWELL & CHRISTINE BLACKWELL DB 8769 PG 1894 LOT 101 BM 1997 PG 1162 PIN# 1758-67-6836
- 2 CHARLES CULBERTSON & TERESA CULBERTSON DB 17393 PG 896 LOT 96 BM 1997 PG 1162 PIN# 1758-67-4619
- 3 ANTONIO G. CATTARUZZA & SHELIA B. CATTARUZZA DB 8149 PG 422 LOT 92 BM 1997 PG 1162 PIN# 1758-67-4416
- 4 JOHN DANIEL BONO, III & SABRINA MICHELE BONO DB 13369 PG 2170 LOT 85 BM 2001 PG 628 PIN# 1758-67-4204
- 5 RONALD G. PATTERSON & LAURA A. PATTERSON DB 10087 PG 2409 LOT 84 BM 2001 PG 628 PIN# 1758-67-4100
- 6 MICHAEL A. HADDER & JENNIFER H. HADDER DB 16143 PG 2477 LOT 83 BM 2001 PG 628 PIN# 1758-66-3984
- 7 JOSEPH L. KEELEY, III & SARAH E. KEELEY DB 10496 PG 1314 LOT 79 BM 2002 PG 825 PIN# 1758-66-4723
- 11 TIMOTHY KING DB 18540 PG 1304 LOT 166 BM 2006 PG 811 PIN# 1758-46-2777
- 12 GLENN E. CRUICKSHANK & KRISTEN L. CRUICKSHANK DB 12952 PG 1672 LOT 165 BM 2006 PG 811 PIN# 1758-46-3846
- 13 AMBOKA BUMBA & ANNIE MANTINGU BUMBA DB 12725 PG 1212 LOT 163 BM 2006 PG 811 PIN# 1758-46-3999
- 14 SHAWN K. KLINE & MICHELLE STEWART DB 16766 PG 1232 LOT 162 BM 2006 PG 811 PIN# 1758-47-4075
- 15 ERIC G. CRAWFORD & ANNE M. CRAWFORD DB 15427 PG 1754 LOT 161 BM 2006 PG 811 PIN# 1758-47-5117
- 16 JASON DAVIS & JULIA DAVIS DB 18302 PG 878 LOT 1 BM 2017 PG 2255 PIN# 1758-58-4300

MATCH LINE (SEE SHEET 1)

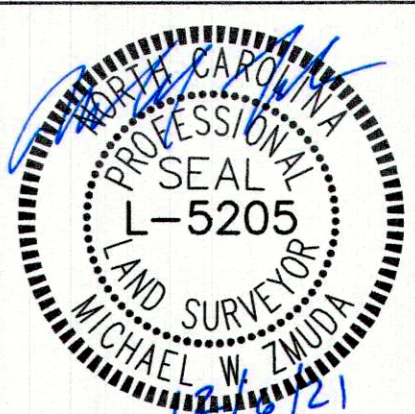
LINE	BEARING	DISTANCE
L1	S 75°02'10" E	50.12'
L2	S 77°31'31" E	22.85'
L3	S 77°31'31" E	29.18'
L4	S 84°03'28" E	50.67'
L5	S 87°10'20" E	135.52'
L6	S 46°39'44" E	7.50'
L7	S 36°12'58" E	12.50'
L8	N 55°13'38" E	70.99'
L9	N 39°21'58" E	83.92'
L10	S 36°27'57" W	61.60'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	1197.82'	3750.00'	18°18'05"	S 45°42'25" W	1192.73'
C2	35.15'	3750.00'	0°32'13"	S 36°49'29" W	35.15'
C3	537.89'	3750.00'	8°13'06"	S 41°12'09" W	537.43'
C4	624.78'	3750.00'	9°32'45"	S 50°05'04" W	624.06'
C5	543.86'	3780.00'	8°14'37"	S 41°14'38" W	543.40'
C6	276.12'	600.00'	26°22'04"	N 60°23'53" W	273.69'
C7	440.32'	3720.00'	6°46'55"	S 39°56'50" W	440.07'
C8	675.88'	3712.50'	10°25'52"	S 48°33'13" W	674.95'
C9	70.31'	3700.00'	1°05'20"	S 54°18'48" W	70.31'

LEGEND

- = FOUND IRON PIPE UNLESS OTHERWISE NOTED
- = SET IRON PIN
- △ = NCGS MONUMENT
- = DIMENSION POINT (NOTHING SET)
- ℙ = PROPERTY LINE
- R/W = RIGHT OF WAY

- = BOUNDARY LINE
- - - = RIGHT OF WAY LINE
- - - = ADJOINING PROPERTY LINE
- - - = CENTERLINE ROAD
- - - = EASEMENT LINE



REVISION #	DATE	REASON FOR REVISION
ANNEXATION PLAT FOR THE TOWN OF ROLESVILLE PROPERTY OF WALLBROOK LANDCO, LLC WAKE FOREST TOWNSHIP, WAKE COUNTY, NORTH CAROLINA		
DRAWN BY: JSZ	PROJECT#:	JMT# 19-04194-002
CHECKED BY: MWZ	CONTRACT#:	SHEET 2 OF 2
DATE: 12/06/2021	SCALE: 1"=100'	



Memorandum

To: Mayor and Commissioners
From: Robin Peyton, Town Clerk
Date: December 30, 2021
Re: Parks & Recreation Advisory Board (PARAB) Appointments

Following review of applications and interviews with candidates, the Parks & Recreation Advisory Board Candidate Selection Committee recommends the appointments of Kevin Mazur and Mothanna Al-Hoory to the Parks & Recreation Advisory Board.

Recommended Action

Staff recommends the Town Board consider this recommendation and vote on the two Parks & Recreation Advisory Board vacancies accordingly.

Attachments:
PARAB Applications

Status: **Read**Status: **Submitted****Entry #:** 56**Date Submitted:** 10/29/2021 2:32 PM

The Town Clerk will acknowledge receipt and you will be contacted to schedule an interview regarding available position on the board you have chosen.

**Date Received by
Clerk**

Qualifications: Some advisory boards require residency within the Town of Rolesville or its ETJ.

Candidates may be invited to meet with an interview panel and appointments are made by the Town Board as a whole.

Name

Kevin Mazur

Date

10/29/2021

Physical Address

203 Weathers Street

Mailing Address

203 Weathers Street

Phone

(919) 931-5428

Phone**Email**

kmazur@nc.rr.com

Points of Interest

Parks and Recreation Advisory Board

How long have you lived in Rolesville?

3 years

What is your formal education?

BS from NC State

Current Occupation

Civil Engineer

Employer

Tower Engineering Professionals

Besides your residence, what real estate do you own in Rolesville and within its planning jurisdiction?

None

Do you have any business relationships in the Rolesville area?

Have you ever served on any boards or committees in Rolesville or other towns? (If so, please list)

Currently serving on the PARAB in Rolesville - Vice Chair

Why do you want to serve on a Town of Rolesville board or committee?

What is your "vision" for Rolesville?

Briefly, explain what you believe are the two most important issues facing this advisory board, and how do you believe this board should address each issue?

1)

2)

Please specify any activities, which might create a conflict of interest that would prevent you from official action should you be appointed to this advisory board:

Please specify any activities, which might create a conflict of interest that would prevent you from official action should you be appointed to this advisory board:

Have you attended a meeting of the board you are applying to or talked to anyone currently on the board?

Yes

Comments

All applicants are strongly encouraged to attend a regularly scheduled meeting of the advisory board for which they are applying.

I certify that all statements on this form are true and complete. I further understand that false statements shall be sufficient cause for rejection of this application.

Signature

Date

10/29/2021

A handwritten signature in black ink, appearing to be 'K. M.', written over a horizontal line.

502 Southtown Circle • P.O. Box 250 • Rolesville, NC 27571 • P: 919.556.3506 • F: 919.556.6852

www.rolesvillenc.gov

Status: **Read**Status: **Reviewed****Entry #:** 55**Date Submitted:** 10/15/2021 10:05 PM

The Town Clerk will acknowledge receipt and you will be contacted to schedule an interview regarding available position on the board you have chosen.

Date Received by Clerk

Qualifications: Some advisory boards require residency within the Town of Rolesville or its ETJ.

Candidates may be invited to meet with an interview panel and appointments are made by the Town Board as a whole.

Name

Mothanna Al-Hoory

Date

10/15/2021

Physical Address

931 Middle Ground Ave. Rolesville, NC 27571

Mailing Address

931 Middle Ground Ave. Rolesville, NC 27571

Phone

(919) 491-0367

Phone**Email**

m.alhoory2@gmail.com

Points of Interest

Parks and Recreation Advisory Board

How long have you lived in Rolesville?

4 years

What is your formal education?

PhD (Outdoor Recreation and Nature Tourism)

Current Occupation

Former University Professor

Employer

Besides your residence, what real estate do you own in Rolesville and within its planning jurisdiction?

NON

Do you have any business relationships in the Rolesville area?

no

Have you ever served on any boards or committees in Rolesville or other towns? (If so, please list)

Yes, a number of years ago in the City of Baghdad, Iraq

Why do you want to serve on a Town of Rolesville board or committee?

To interact with the Town and its Residents and the the local governing bodies toward advancing the town and enrich its contribution to the Citizens so as to enhance the quality of life and the living environment ot its inhabitants.

What is your "vision" for Rolesville?

With the accelerating demand for living space in and around the Triangle we should expect an ever increasing demand for various living accommodations in Rolesville - being a very close and adequate suburb of the State Capital. This fact imposes upon planning boards, agencies and committees to take into consideration how to accommodate the demand and make good business from it but at the same time conserve the quite and aesthetic nature of Rolesville.

Briefly, explain what you believe are the two most important issues facing this advisory board, and how do you believe this board should address each issue?

1)

The main approach to the down town of Rolesville from either sides (north or south) is not appropriate enough to reflect what the Town has to offer, nether dose the main street. An uplifting ,enlarging and refurbishing are needed. This would be costly and maybe hard to achieve with the currant economic atmosphere but a start has already began and it could be built upon.

2)

Although A bus route has started between Rolesville and down town Raleigh but it needs to be expanded in its reach and in its frequencies to ease the rush hour congestion on US 401 and make commuting easier and increase Rolesville attractiveness and pulling advantages..

Please specify any activities, which might create a conflict of interest that would prevent you from official action should you be appointed to this advisory board:

NON

Please specify any activities, which might create a conflict of interest that would prevent you from official action should you be appointed to this advisory board:

NON

Have you attended a meeting of the board you are applying to or talked to anyone currently on the board?

No

Comments

Thank you.....with my regards.

All applicants are strongly encouraged to attend a regularly scheduled meeting of the advisory board for which they are applying.

I certify that all statements on this form are true and complete. I further understand that false statements shall be sufficient cause for rejection of this application.

Signature

Date

10/15/2021



502 Southtown Circle • P.O. Box 250 • Rolesville, NC 27571 • P: 919.556.3506 • F: 919.556.6852

www.rolesvillenc.gov



Memo

To: Mayor and Town Board of Commissioners
From: Meredith Gruber, Planning Director
Date: December 30, 2021
Re: ANX 21-04 and MA 21-06 Tucker Wilkins Property

Background Annexation

The Town of Rolesville Planning Department received contiguous voluntary annexation petitions in May 2021 from Mary Mitchell Godfrey, Timothy Wade Godfrey, Alice Mitchell Pearce, David W. Tucker, Sue S. Tucker, Betsy S. Wilkins, and James F. Wilkins. The petitioned properties total 32.59 acres and are located at 0, 2012, and 2016 Rolesville Road with PINs 1767263062, 1767264441, 1767257612 (portion of), and 1767256316 (portion of). The property owners agreed to have all of the annexation petitions considered together.

As provided in G.S. 160A-31, the petition was investigated by the Town Clerk as to its sufficiency.

Rezoning

The Town of Rolesville Planning Department also received a rezoning application in May 2021 for the properties noted above. The applicant, GDG Ventures, LLC, is requesting to change the zoning from Residential-30 Wake County (R-30 WC) to Residential-3 Conditional District (R-3-CZ) to accommodate 64 townhomes and 27 single family lots. The proposed density is 2.79 units per acre.

Based on the timing of the application, the review falls under the Unified Development Ordinance (UDO).

Applicant Justification

The applicant provided the following narrative:

The property is proposed to be R-3 CZ zoning. The zoning will continue a development pattern established by Kalas Falls to the north. An annexation petition will be filed in order to provide this development with Town services. The zoning condition proposed is to limit the residential development to single-family and townhome products.



Tucker Wilkins Property Conceptual Master Plan

Neighborhood Meeting

The applicants held two neighborhood meetings, one on September 14, 2021, and the other on September 29, 2021. Six people attended the two neighborhood meetings. Minutes are included as an attachment.

Comprehensive Plan

Land Use

The future land use designation of the subject property is Medium Density Residential. This classification is predominately single family residential with portions of duplex, townhouse, or multifamily residential. The typical density range of this land use category is three to five units per acre. The proposed housing types are consistent, and the proposed density of 2.79 units per acre is slightly below the typical density range for Medium Density Residential.

Transportation and Traffic

According to Rolesville's Community Transportation Plan Thoroughfare Recommendations, Rolesville Road, From Fowler Road to Mitchell Mill Road, is planned as a ninety-foot right-of-way two-lane road with a two way left turn lane, curb and gutter, sidewalks, and a sidepath. The sketch plan included with this rezoning request shows dedication of fifteen additional feet of right-of-way to accommodate one-half of the needed ninety-foot right-of-way.

A Traffic Impact Analysis (TIA) was not required due to the number of peak hour trips being below the threshold for study; however, the applicant has provided a trip generation and an

evaluation of traffic from Stantec Consulting Services for the subject development. The report included the following conclusions:

- AM Peak Hour Trips: 55; PM Peak Hour Trips: 69
- The subject development is anticipated to generate less traffic than the thresholds established in Section 8 of the Land Development Ordinance.
- The proposed driveway onto Rolesville Road is anticipated to operate at an acceptable level of service at project build-out.
- The proposed development is expected to result in minimal increases in traffic volume along Rolesville Road.

Development Review

The Technical Review Committee (TRC) provided one round of review comments on the sketch plan for the Tucker Wilkins Property. The applicant has addressed all of TRC's comments.

Staff Analysis

Townhomes have been a major topic of discussion over the last year in Rolesville. The Town Board discussed townhomes at a work session in August 2021 and noted their preference for locating townhomes in downtown Rolesville within walking distance to amenities and proximate to major transportation corridors. While the applicant is proposing detailed conditions for the proposed development, including limiting the housing types to townhomes and single family detached housing as well as architectural standards for the townhomes, developing townhomes in this location does not align with the results of the Town Board work session in August.

Planning Board Meeting

At the meeting on December 20, 2021, the Planning Board unanimously recommended approval of the rezoning request. While the Planning Board members were complimentary of the ample open space and greenway connection through the proposed development, much of their discussion focused on traffic concerns. The Board noted they would like to have a better understanding of traffic impacts along the entire Rolesville Road corridor for any future rezonings in the area.

Proposed Motions

Annexation

Motion to (approve or deny) the annexation petition received under G.S. 160A-31 for ANX 21-04 Tucker Wilkins Property

Rezoning

Motion to (approve or deny) the rezoning request MA 21-06 Tucker Wilkins Property

Attachments

ANX 21-04 Town Clerk Certification of Sufficiency of the Petition

ANX 21-04 Tucker Wilkins Annexation Package (Petitions and Maps)

MA 21-06 Tucker Wilkins Rezoning Package (Application, Neighborhood Meeting Notes, Traffic Report)

CERTIFICATE OF SUFFICIENCY

ANX 21-04: Tucker/Wilkins Property Annexation Petition

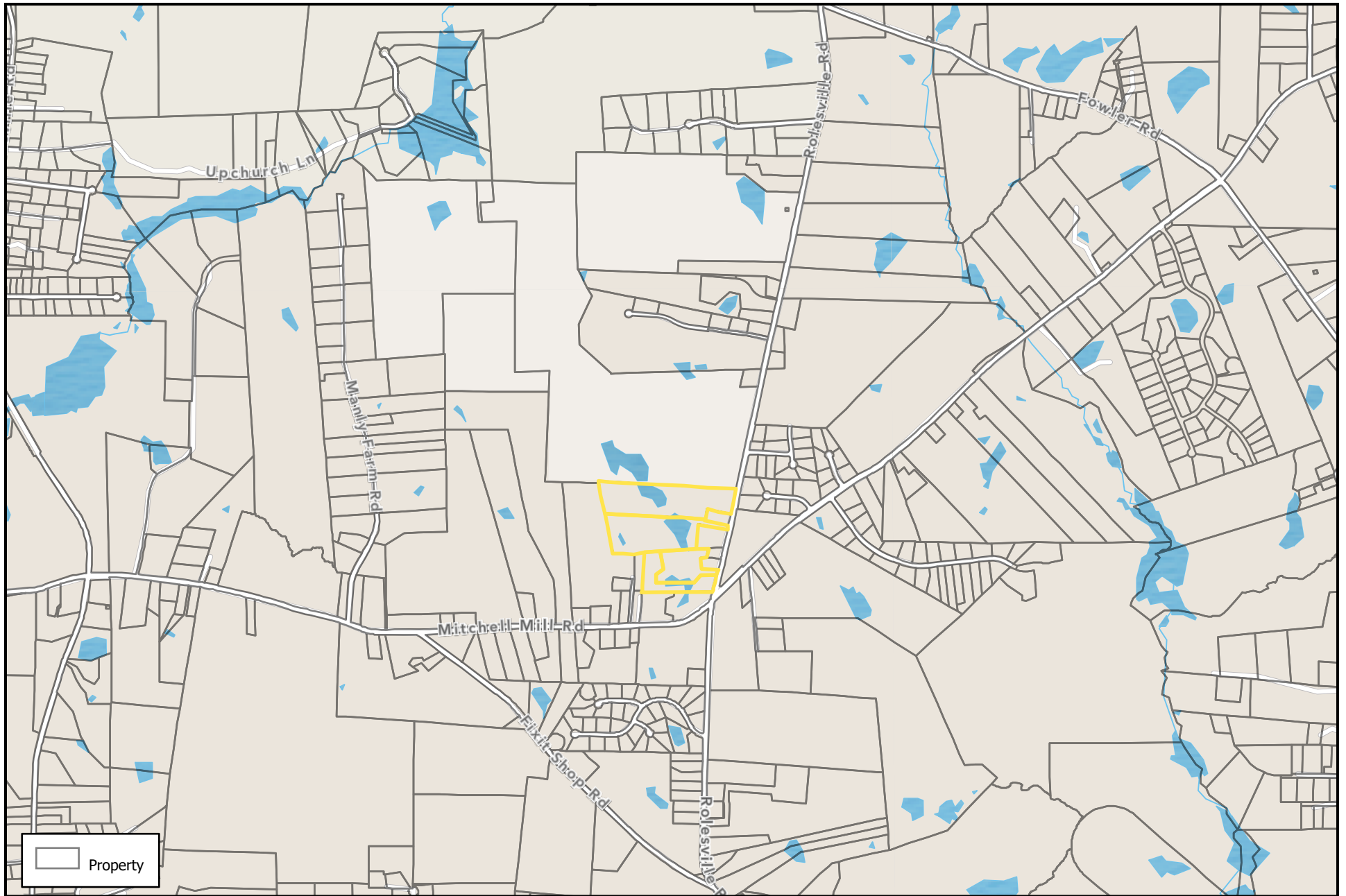
To the Board of Commissioners of the Town of Rolesville, North Carolina:

I, Robin E. Peyton, Town Clerk, in response to Resolution 2021-R-23 Directing Clerk to Investigate Sufficiency of Annexation Petition adopted by the Board of Commissioners in its September 7, 2021 Regular Meeting, do hereby certify that I have investigated the attached petition(S) and hereby make the following findings:

- a. The petition contains an adequate property description of the area(s) proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Rolesville primary corporate limits as required by G.S. 160A-31.
- c. The petition is signed by all owners of real property lying in the area described therein.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Rolesville, this 28th day of September 2021.

Robin E. Peyton
Town Clerk



Vicinity Map



0 800 1600 3200 ft
1 inch equals 1,600 feet

Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application is filed.

1. A complete copy of the last deed of record for proof of ownership
2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. ☐ Yes or ☐ No

Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

SECTION 2 - VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? ☐ Yes or ☐ No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1767-25-6316	0337276	DB 011626	PG 00672	3.23	\$ 321,082
		DB	PG		\$
		DB	PG		\$

SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- If property owned by **INDIVIDUALS** (NOTE: All legal owners must sign including both husband and wife)

Timothy Wade Godfrey
Signature of Owner #1 Timothy Wade Godfrey

5-27-21
Date Signed

Mary Mitchell Godfrey
Signature of Owner #2 Mary Mitchell Godfrey

5-27-21
Date Signed

- If property owned by a **COMPANY OR CORPORATION** (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

Name of Corporation

Printed Name of Registered Agent

Signature of Registered Agent

Address, State, Zip of Registered Office:

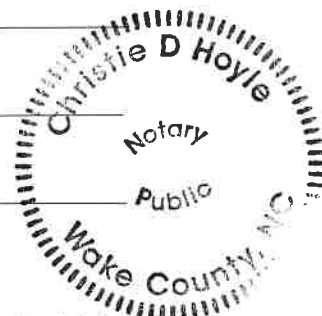
North Carolina, Wake County

I, Christie D Hoyle, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument.
Witness my hand and official seal, this 27th day of May, 2021.

Notary Seal

Notary Public

My commission expires June 27, 2023



BK011626PG00672

WAKE COUNTY, NC 936
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
10/07/2005 AT 16:43:55

BOOK:011626 PAGE:00672 - 00674

RETURN TO: and hold for: Warren, Perry & Anthony, Box 204

PREPARED BY: Kelly J. Mackay, Attorney (NO TITLE CERTIFICATION BY PREPARER) Warren, Perry & Anthony, P.L.L.C. - P.O. Box 1187, Wake Forest, NC 27588-1187

TAX IDENTIFICATION #: out of 0047804 REVENUE STAMPS \$ 0

NORTH CAROLINA NON-WARRANTY DEED

This deed made this 4th day of October, 2005 by and between:

GRANTOR: **LOUIS WILLARD PEARCE AND WIFE, ALICE MITCHELL PEARCE**

GRANTEE: **TIMOTHY WADE GODFREY AND WIFE, MARY MITCHELL GODFREY**
237 Clifton Pond Road, Louisburg, NC 27549

Grantor, for valuable consideration going to Grantee, receipt of which is hereby acknowledged, does grant, convey and transfer unto Grantee in fee simple the property described as follows:

TOWNSHIP OF WAKE FOREST, COUNTY OF WAKE

BEING all of Lots 1 & 3 as shown on plat entitled "Minor Subdivision & Recombination for Lucy Duke Mitchell Heirs" a copy of which is recorded in Book of Maps 2005, Page 1939, Wake County Registry.

TO HAVE AND TO HOLD the above described property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

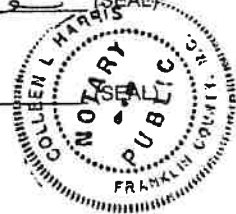
Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

BK011626PG00673

IN WITNESS WHEREOF, Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by a duly authorized officer.

Louis Willard Pearce (SEAL)
Louis Willard Pearce

Alice Mitchell Pearce
Alice Mitchell Pearce



STATE OF NORTH CAROLINA, COUNTY OF WAKE

I, Colleen L. Harris, a Notary Public for the County of Franklin State of North Carolina, certify that Louis Willard Pearce and wife, Alice Mitchell Pearce, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 5th day of October, 2005.

My Commission Expires

April 10, 2008

Colleen L. Harris
Notary Public



BOOK:011626 PAGE:00672 - 00674

Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.



Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

North Carolina – Wake County

The foregoing certificate ___ of _____

_____. Notary(ies) Public is (are) certified to be correct. This instrument
and this certificate are duly registered at the date and time and in the book and
page shown on the first page hereof.

Laura M. Riddick, Register of Deeds

By: _____
Assistant/Deputy Register of Deeds

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ New Time Stamp
3 # of Pages

TOWN OF ROLESVILLE PETITION FOR ANNEXATION

The items below are required in order to complete your application and shall be submitted when the application is filed.

1. A complete copy of the last deed of record for proof of ownership
2. An annexation boundary plat/map for recordation at the Wake County Register of Deeds Office (mylar plat) prepared by a professional land surveyor showing the boundaries of the area or property for annexation into the Town of Rolesville.
3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. ☐ Yes or ☐ No

Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

SECTION 2 - VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? ☐ Yes or ☐ No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1767-25-7612	0337277	DB 012986	PG 00013	3.81	\$ 75,438
		DB	PG		\$
		DB	PG		\$

SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- If property owned by INDIVIDUALS (NOTE: All legal owners must sign including both husband and wife)

Alice Mitchell Pearce
Signature of Owner #1 Alice Mitchell Pearce

5-27-2021
Date Signed

Signature of Owner #2

Date Signed

- If property owned by a COMPANY OR CORPORATION (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

Name of Corporation

Printed Name of Registered Agent

Signature of Registered Agent

Address, State, Zip of Registered Office:

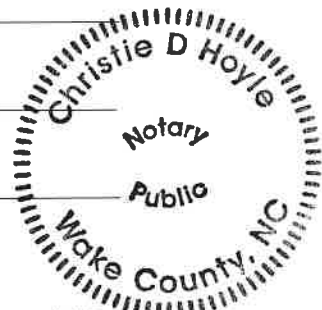
North Carolina, Wake County

Christie D Hoyle, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument.
Witness my hand and official seal, this 27th day of May, 2021.

Notary Seal

Notary Public

My commission expires June 27, 2023



BK012986PG00013

WAKE COUNTY, NC 168
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/04/2008 AT 12:00:29

BOOK:012986 PAGE:00013 - 00016

Excise Tax: \$0 - Gift
Mail to: Timothy A. Nordgren, 2301 Sugar Bush Road, Suite 450, Raleigh, NC 27612
Prepared by: Timothy A. Nordgren (without search)
Brief description
for the Index: Lots 2 and 4, BM2005 - 1939, Wake Forest Township, Wake County, North Carolina
Parcel ID#s: 1767350748 and 1767257612
Real Estate#: 0053584 and 0337277

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED, made the 28 day of February, 2008, by Louis Willard Pearce and wife, Alice Mitchell Pearce (hereinafter referred to as "Grantor") to Louis Willard Pearce and Alice Mitchell Pearce, Trustees, or successor Trustee(s) under the Louis Willard Pearce and Alice Mitchell Pearce Revocable Trust dated the 28 day of February, 2008, (hereinafter referred to as "Grantee") having an address of 2004 Rolesville Road, Wake Forest, North Carolina, 27587.

WITNESSETH:

THAT Grantor has and by these presents does grant, bargain, sell and convey unto Grantee that parcel of land (hereinafter the "Property") located in Wake Forest Township, Wake County, North Carolina and fully described as follows:

BEING all of Lots 2 & 4 as shown on plat entitled "Minor Subdivision & Recombination for Lucy Duke Mitchell Heirs" a copy of which is recorded in Book of Maps 2005, Page 1939, Wake County Registry.

Conveyance is also made subject to easements, restrictions, rights-of-way and deeds of trust of record in Wake County, if any.

BK012986PG00014

The property described herein was acquired by Grantor by instrument recorded in Book 011626, Pages 00669 – 00671 of the Wake County Registry.

TO HAVE AND TO HOLD the Property, and all privileges and appurtenances thereunto belonging to Grantees in fee simple.

The purpose of this conveyance is solely to facilitate the administration of the Grantors' estates in the event of the death of either Grantor. This conveyance is not intended to affect the classification of marital or separate property in the event of a separation, divorce or equitable distribution of the Grantors' property.

The Trustee and successor Trustees shall have full power and authority to convey the whole or any part of said property or any right or interest therein by deed, mortgage, deed of trust, lease or other instrument in writing, and it shall not be necessary to record the Trust Agreement under which it is acting as Trustee, nor shall anyone dealing with the Trustee be required to examine the said Trust Agreement, and no one dealing with the Trustee shall be required to see to the application of any money paid to the Trustee.


The designation "Grantor" and "Grantee", as used herein, shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by context.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

 (SEAL)
Louis Willard Pearce

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that **Louis Willard Pearce** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28 day of FEBRUARY, 2008.


Notary Public
My Commission expires: 10-31-2009



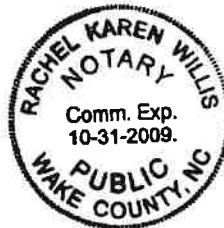
BK012986PG00015

Alice Mitchell Pearce (SEAL)
Alice Mitchell Pearce

NORTH CAROLINA
WAKE COUNTY

I, a Notary Public of the County and State aforesaid, certify that **Alice Mitchell Pearce** personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 28 day of FEBRUARY, 2008.

Rachel Karen Willis
Notary Public
My Commission expires: 10-31-2009





BOOK:012986 PAGE:00013 - 00016

Yellow probate sheet is a vital part of your recorded document.
Please retain with original document and submit for rerecording.



Wake County Register of Deeds
Laura M. Riddick
Register of Deeds

This Customer Group
_____ # of Time Stamps Needed

This Document
_____ **New Time Stamp**
_____ # of Pages

TOWN OF ROLESVILLE PETITION FOR ANNEXATION

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3. A complete copy of the written metes and bounds description based on the annexation boundary plat/map.

SECTION 1 - LOCATION

Is the area contiguous with the existing primary corporate limits? Satellite corporate limits is not primary. ☐ Yes or ☐ No

Note: If the land is contiguous to any existing corporate limits, the proposed annexation boundary will include all intervening right-of-ways for streets, easements, and other areas as stated in North Carolina General Statute §160-131(1).

SECTION 2 - VESTED RIGHTS

NC General Statutes require petitioners of both contiguous and non-contiguous annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S. 160A-385.1 or 153A-344.1 for properties subject to the petition. Do you declare vested rights for the property subject to this petition? ☐ Yes or ☐ No

SECTION 3 - PROPERTY DETAILS

PIN Number	Real Estate ID Number	Deed Book Number	Page Number	Acreage To Be Annexed	Wake County Assessed Value
1767-26-4441	0062588	DB 003599	PG 00618	14.2	\$ 262,900
1767-26-3062	0062552	DB 001936	PG 00654	11.35	\$ 233,200
		DB	PG		\$

SECTION 4 - SIGNATURES AND VERIFICATION

We, the undersigned owners of the real properties contained in the metes and bounds description and plat/map attached hereto, respectfully request that the area described above be annexed and made part of the Town of Rolesville, North Carolina. By signing below, we acknowledge that all information is correct.

- If property owned by **INDIVIDUALS** (NOTE: All legal owners must sign including both husband and wife)

Betsy S. Wilkins *James F. Wilkins*
Signature of Owner #1 *Betsy S. Wilkins*

5-27-2021

Date Signed

Sue S. Tucker *David W. Tucker*
Signature of Owner #2 *Sue S. Tucker* *DAVID W. TUCKER*

5-27-2021

Date Signed

- If property owned by a **COMPANY OR CORPORATION** (NOTE: The company or corporation must be legally registered with the State of North Carolina – Office of the Secretary of State)

Name of Corporation

Printed Name of Registered Agent

Signature of Registered Agent

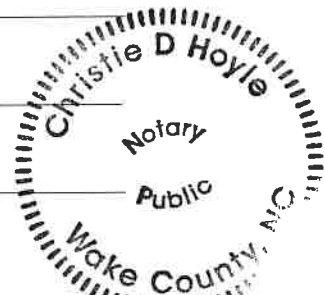
Address, State, Zip of Registered Office:

North Carolina, Wake County

I, Christie D. Hoyle, a Notary Public for said County and State, do hereby certify that the above signed individual(s) appeared before me this day and signed the foregoing instrument.
Witness my hand and official seal, this 27th day of May, 2021.

Notary Seal

Christie D. Hoyle
Notary Public
My commission expires: June 27, 2023



BOOK 3599 PAGE 618

PRESENTED
FOR
REGISTRATION

NOV 14 4 46 PM '85

KENNETH W. S.
REGISTERED
WAKE FOREST, NC

Excess Tax None

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. 0062587 ~ 0062588

Verified by County on the day of 19
by

Mail after recording to SMITH, DEBNAM, HIBBERT & PAHL, Attorneys at Law
Post Office Box 515, Zebulon, North Carolina 27597

This instrument was prepared by W. Thurston Debnam, Jr.

Brief description for the Index

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 14 day of November, 1985, by and between

GRANTOR

GRANTEE

W. PROCTOR SCARBORO and wife,
JOSEPHINE F. SCARBORO

SUE SCARBORO PARKER and
BETSY SCARBORO GARDNER

318 S. Main Street
Warrenton, North Carolina 27589

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Wake Forest Township,
Wake County, North Carolina and more particularly described as follows:

See attached Exhibit A.

BOOK 3599 PAGE 619

The property hereinabove described was acquired by Grantor by instrument recorded in
Book 1575, Page 111, Wake County Registry

A map showing the above described property is recorded in Plat Book page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name) _____
BY: _____
President _____
ATTEST: _____
Secretary (Corporate Seal) _____
W. Proctor Scarboro (SEAL)
Josephine F. Scarboro (SEAL)



NORTH CAROLINA, Wake County.
I, a Notary Public of the County and State aforesaid, certify that
W. Proctor Scarboro and wife, Josephine F. Scarboro, each Grantor,
personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my
hand and official stamp or seal, this 14th day of November 1985.
My commission expires: 8-25-87 W. F. Debnam, Jr. Notary Public

SEAL-STAMP

NORTH CAROLINA, Wake County.
I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
a North Carolina corporation, and that by authority duly
given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of 19
My commission expires: Notary Public

The foregoing Certificate(s) of W. F. Debnam, Jr.

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

KENNETH C. WILKINS

By Deputy C. Smith REGISTER OF DEEDS FOR Wake COUNTY
Deputy, Assistant - Register of Deeds

Exhibit A

BOOK 3599 PAGE 620

First Parcel:

"Beginning at a point in the center line of the Wendell-Rolesville hard-surfaced road, said beginning point being 330 feet North 16 degrees 54 minutes East of the Northwest corner of Tract No. 10 and the Southwest corner of Tract No. 11 as shown by map of lands of the heirs of E. Jesse Duke, which map is recorded in Book of Maps 1947 at page 78, Wake County Registry, and runs thence from said beginning point with the center line of said Wendell-Rolesville Road North 16 degrees 54 minutes East 105 feet to a point in the center line of said road; runs thence South 82 degrees East 192 feet to a point; thence South 16 degrees 54 minutes West 105 feet to a point; runs thence North 82 degrees West 192 feet to the point of beginning and being Lot No. 3 of the B. K. Hopkins Subdivision of said Tract by Pittman Stell, Surveyor, and being a part of said Tract No. 11 conveyed by H. M. Scarboro, Jr. and others to B. K. Hopkins by deed dated October 29, 1947, and recorded in Book 981, at Page 421, Wake County Registry and being the land conveyed by B. K. Hopkins and wife, to Cash Wallace Scarboro and wife, Carrie Lee Ellis Scarboro, by deed dated April 17, 1951, recorded in Book 1065, Page 579, Wake County Registry and by deed of correction dated July 1951 and recorded in the Wake County Registry."

Second Parcel

"Beginning at a point in the center line of the Wendell-Rolesville Road, the Northeast corner of Tract No. 7, as shown by map hereinafter referred to, and runs thence along the common boundary line between Tracts No. 7 and 8 North 82 degrees 25 minutes West 1,503.2 feet to a stake in the Watkins line; thence North 06 degrees 20 minutes West along said Watkins line 402 feet to an iron pipe stake in the Whitley line; thence South 82 degrees 08 minutes East 1668 feet to a point in the center line of said Wendell-Rolesville Road; thence along the center line of said road South 16 degrees 54 minutes West 385 feet to the point of beginning containing 14.20 acres more or less, and being Tract No. 8 according to the partition of the lands of the dower interest of Clee A. Duke in the lands of E. J. Duke in S. P. No. 7484 in the office of the Clerk of Superior Court of Wake County, North Carolina, as shown by map recorded in Book of Maps 1947, Page 78, Wake County Registry and being the lands conveyed by Lonnie T. Duke and wife, Margaret M. Duke, to Cash Wallace Scarboro and wife, Carrie Lee Ellis Scarboro by deed dated November 19, 1947, recorded in Book 983, Page 216, Wake County Registry."

NORTH CAROLINA :

BOOK 1936 PAGE 654

WAKE COUNTY :

THIS DEED, made and entered into this 23rd day of April, 1970, by and between MAMIE D. SCARBORO, widow, W. PROCTOR SCARBORO and wife, JOSEPHINE F. SCARBORO, LOLA SCARBORO JOYNER and husband, JOSEPH P. JOYNER, and ESTELLE SCARBORO LLOYD and husband, D. M. LLOYD, parties of the first part, and C. WALLACE SCARBORO, SUE SCARBORO PARKER and BETSY SCARBORO, parties of the second part;

W I T N E S S E T H :

That said parties of the first part, in consideration of TEN (\$10.00) DOLLARS and other valuable considerations, the receipt of which is hereby acknowledged, have bargained and sold and by these presents do grant, bargain, sell and convey unto the parties of the second part, their heirs and assigns, that certain tract or parcel of land situate in Wake County, North Carolina, and more particularly described as follows:

BEGINNING at a point in the center of the Rolesville-Wendell Road, the northeast corner of Tract 6, runs thence along the northern boundary of Tract 6 North 89 degrees 48 minutes West 983.7 feet to a stake, northwest corner of Tract 6; thence along the Watkins line, North 86 degrees 32 minutes West 358 feet to a stone in the Watkins line; thence North 6 degrees 20 minutes West 485.5 feet to a stake, the southwest corner of Tract 8; thence along the common boundary line between Tracts 7 and 8, South 82 degrees 25 minutes East 1503.2 feet to a point in the center of the Rolesville-Wendell Road; thence along the center of said road South 16 degrees 54 minutes West 329.7 feet to the point of beginning, and containing 13.42 acres, more or less. See Book 981, page 537, Wake County Registry.

Included in this conveyance are all crop allotments allocable to the above described property.

This property is conveyed subject to restrictive covenants and easements of record affecting this property, to the right of way of the Rolesville-Wendell Road and 1970 taxes.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging unto the said parties of the second, their heirs and assigns in fee simple forever.

MANNING, FULTON
& SKINNER
ATTORNEYS AT LAW
RALEIGH, NORTH CAROLINA

BOOK 1936 PAGE 655

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals, the day and year first above written.

Mamie D. Scarboro (SEAL)
Mamie D. Scarboro, widow

W. Proctor Scarboro (SEAL)
W. Proctor Scarboro

Josephine F. Scarboro (SEAL)
Josephine F. Scarboro

Lola Scarboro Joyner (SEAL)
Lola Scarboro Joyner

Joseph P. Joyner (SEAL)
Joseph P. Joyner

Estelle Scarboro Lloyd (SEAL)
Estelle Scarboro Lloyd

D. M. Lloyd (SEAL)
D. M. Lloyd

NORTH CAROLINA
WAKE COUNTY

I, Lena V. Lee, a Notary Public, certify that
Mamie D. Scarboro, widow, personally appeared before me this day and acknowledged
the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial Seal/Stamp this 23 day of May, 1970.

Lena V. Lee
Notary Public

My Commission expires: May 28, 1971

NORTH CAROLINA
WAKE COUNTY

I, Lena V. Lee, a Notary Public, certify that
W. Proctor Scarboro and wife, Josephine F. Scarboro, personally appeared before
me this day and acknowledged the due execution of the foregoing instrument for
the purposes therein expressed.

Witness my hand and Notarial Seal/Stamp this 15 day of July, 1970.

Lena V. Lee
Notary Public

My Commission expires: 5/28/71

NORTH CAROLINA
WAKE COUNTY

I, Lena V. Lee, a Notary Public, certify that
Lola Scarboro Joyner and husband, Joseph P. Joyner, personally appeared before
me this day and acknowledged the due execution of the foregoing instrument for
the purposes therein expressed.

Witness my hand and Notarial Seal/Stamp this 24 day of May, 1970.

Lena V. Lee
Notary Public

My Commission expires: 5/28/71

BOOK 1936 PAGE 656

NORTH CAROLINA
WAKE COUNTY

I, Lena W. Keel, a Notary Public, certify that Estelle Scarborough Lloyd and husband, D. M. Lloyd, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial Seal/Stamp this 22 day of May, 1970.

Lena W. Keel
Notary Public

My Commission expires: May 28, 1971



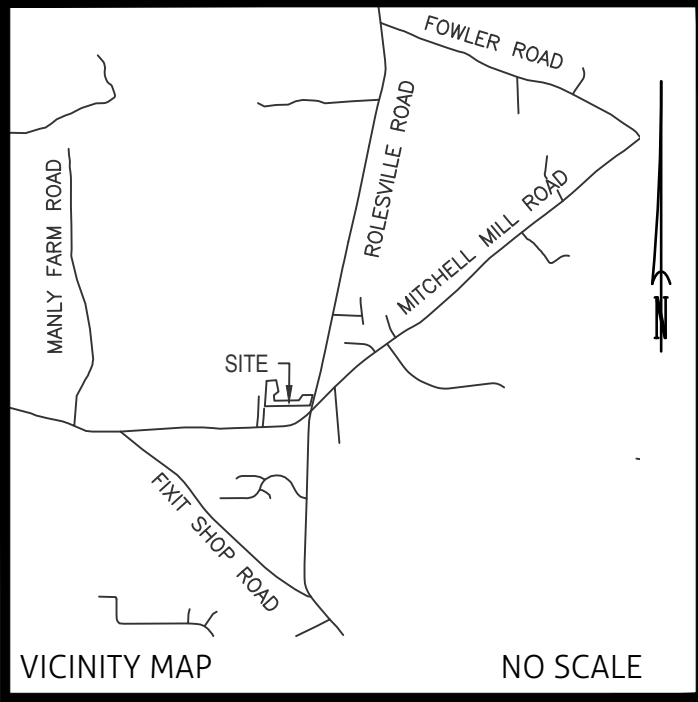
NORTH CAROLINA—WAKE COUNTY

The foregoing certificate 5 of Lena W. Keel

Notary(ies) Public is
(are) certified to be correct. This instrument was presented for registration and recorded in this
office in Book 1936, Page 654.

This 23 day of July, 1970, at 2:40 o'clock P.M.

J. A. ROWLAND, Register of Deeds.
By Alice J. Dean
Deputy Register of Deeds



- NOTES
1. AREAS COMPUTED BY COORDINATE METHOD.
 2. BASIS OF BEARING NAD 83(1986)
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 4. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 5. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 372017660G, PANEL 1766, EFFECTIVE DATE MAY 2, 2006.

ANNEXATION AREA TABLE			
GROSS AREA	4.036 ACRES	175,802 Sq. Feet	
LESS	0.969 ACRES	42,190 Sq. Feet	
TOTAL ANNEXATION AREA:	3.067 ACRES	133,612 Sq. Feet	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°46'33" E	13.89
L2	N 89°01'57" E	15.89

C. WALLACE SCARBORO
SUE SCARBORO PARKER
BETSY SCARBORO
TRACT NO. 7
D.B. 1936, PG. 654
B.M. 1947, PG. 78
B.M. 1926, PG. 142
P.I.N. 1767-26-3062

LEGEND (UNLESS OTHERWISE NOTED)

AIF - ANGLE IRON FOUND
C.G.F. - COMBINED GRID FACTOR
CP - CALCULATED POINT
EIP - EXISTING IRON PIPE
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
PKNS - PK NAIL SET
R/W - RIGHT OF WAY
RBF - REBAR FOUND

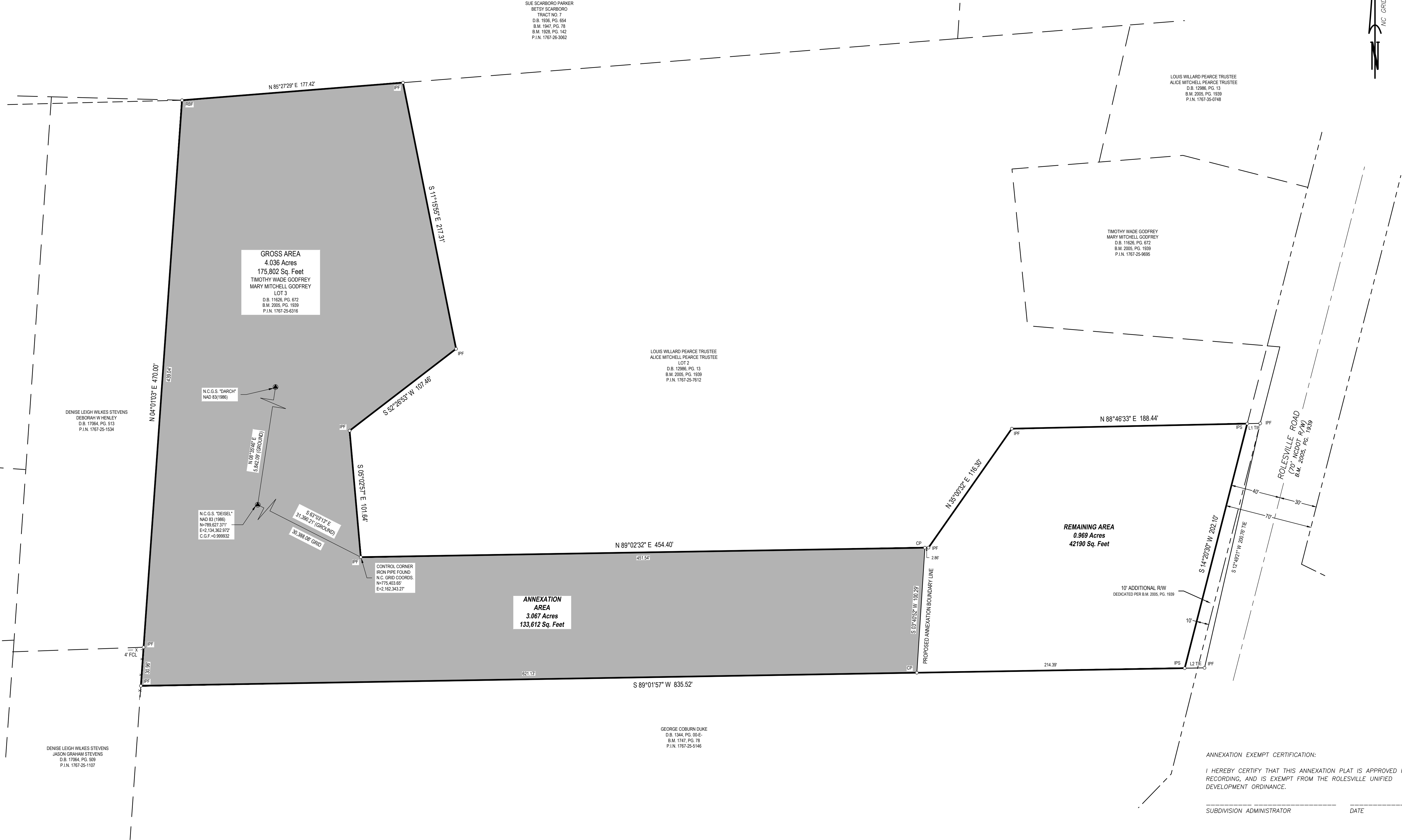
ADJOINER

BOUNDARY

CL ROAD

R/W

ANNEXATION AREA



TYPE OF PLAT
I, MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4844, CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:

☒ C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

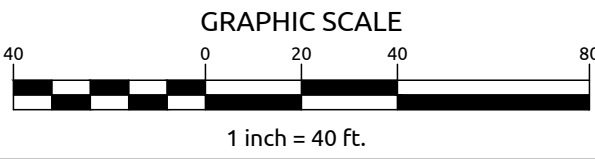
MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR L-4844

SURVEY CERTIFICATE

I, MATTHEW A. TIMBLIN, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN DEED BOOK -11628-, PAGE -632-, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN SEE REFERENCES HEREON PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 20,000±; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 17TH DAY OF AUGUST, A.D., 2021.

MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR L-484

PRELIMINARY PLAT
NOT FOR
CONVEYANCE,
RECORDATION, OR
SALES



REVISIONS:	DATE: 8-17-2021	ANNEXATION MAP OF LOT 3 PROPERTY OF TIMOTHY WADE GODFREY MARY MITCHELL GODFREY		
	SCALE: 1"=40'			
	SURVEYED BY: AM			
	DRAWN BY: MT			
	CHECK & CLOSURE BY: MT	TOWNSHIP: WAKE FOREST	COUNTY: WAKE	STATE: NORTH CAROLINA
	CAD FILE: T-GODFREY ANNEXATION MAP			
	PROJECT NO: 2210781.00	ZONE: R-30	P.I.N. 1767-25-6316	SHEET 1 OF 1

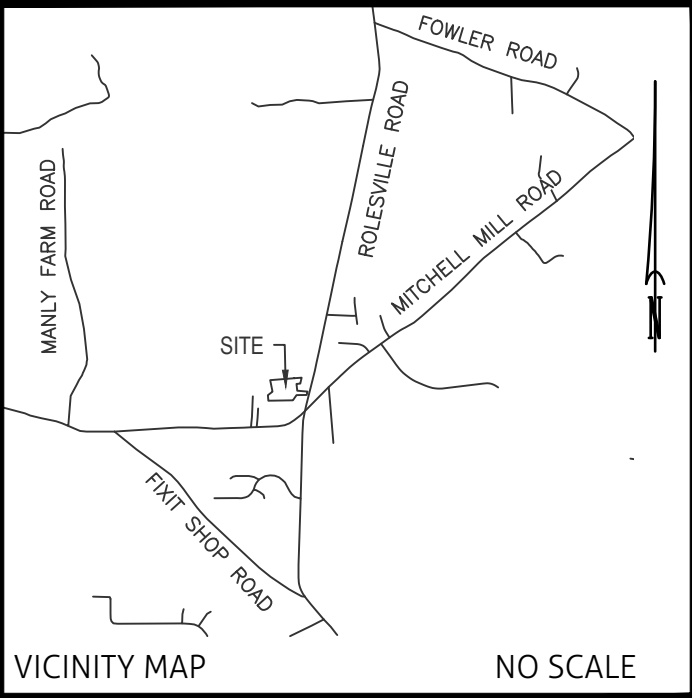
ANNEXATION EXEMPT CERTIFICATION:
I HEREBY CERTIFY THAT THIS ANNEXATION PLAT IS APPROVED FOR RECORDING, AND IS EXEMPT FROM THE ROLESVILLE UNIFIED DEVELOPMENT ORDINANCE.

SUBDIVISION ADMINISTRATOR DATE

REVIEW OFFICER CERTIFICATION
I, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 |
www.withersravenel.com



- NOTES
1. AREAS COMPUTED BY COORDINATE METHOD.
 2. BASIS OF BEARING NAD 83(1986)
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 4. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 5. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720176600J, PANEL 1766, EFFECTIVE DATE MAY 2, 2006.

ANNEXATION AREA TABLE			
GROSS AREA	4.878 ACRES	212,503 Sq. Feet	
LESS	1.008 ACRES	43,937 Sq. Feet	
TOTAL ANNEXATION AREA:	3.870 ACRES	168,566 Sq. Feet	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°13'01" E	10.14
L2	S 88°48'33" W	10.38

LEGEND (UNLESS OTHERWISE NOTED)

AIF - ANGLE IRON FOUND
C.G.F. - COMBINED GRID FACTOR
CP - CALCULATED POINT
EIP - EXISTING IRON PIPE
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
PKNS - PK NAIL SET
R/W - RIGHT OF WAY
RBF - REBAR FOUND

ADJOINER _____
BOUNDARY _____
R/W _____
ANNEXATION AREA _____

TRACT NO. 7
C. WALLACE SCARBORO
SUE SCARBORO PARKER
BETSY SCARBORO
D.B. 1936, PG. 654
B.M. 1947, PG. 78
B.M. 1958, PG. 142
P.I.N. 1767-26-3062

LOUIS WILLARD PEARCE TRUSTEE
ALICE MITCHELL PEARCE TRUSTEE
D.B. 12986, PG. 8
B.M. 1994, PG. 355
P.I.N. 1767-35-0918

LOUIS WILLARD PEARCE TRUSTEE
ALICE MITCHELL PEARCE TRUSTEE
D.B. 12986, PG. 13
B.M. 2005, PG. 1939
P.I.N. 1767-35-0748

TIMOTHY GODFREY
MARY MITCHELL GODFREY
D.B. 11626, PG. 672
B.M. 2005, PG. 1939
P.I.N. 1767-25-9695

10' ADDITIONAL R/W
DEDICATED PER B.M. 2005, PG. 1939

ROLESVILLE ROAD
(70' NCDOT R/W)
B.M. 2005, PG. 1939

GROSS AREA
4.878 Acres
212,503 Sq. Feet
LOUIS WILLARD PEARCE TRUSTEE
ALICE MITCHELL PEARCE TRUSTEE
LOT 2
D.B. 12986, PG. 13
B.M. 2005, PG. 1939
P.I.N. 1767-25-912

ANNEXATION
AREA
3.870 Acres
168,566 Sq. Feet

REMAINING AREA
1.008 Acres
43,937 Sq. Feet

TIMOTHY GODFREY
MARY MITCHELL GODFREY
D.B. 11626, PG. 672
B.M. 2005, PG. 1939
P.I.N. 1767-25-6316

GEORGE COBURN DUKE
D.B. 1344, PG. 80-E
B.M. 1797, PG. 78

TYPE OF PLAT
I, MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4844, CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:

☒ C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

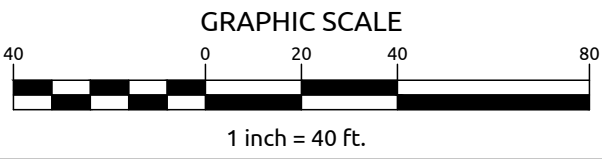
MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR L-4844

SURVEY CERTIFICATE

I, MATTHEW A. TIMBLIN, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN DEED BOOK 12386, PAGE 13, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN SEE REFERENCES HEREON PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 20,000±; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 17TH DAY OF AUGUST, A.D., 2021.

MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR L-4844

PRELIMINARY PLAT
NOT FOR
CONVEYANCE,
RECORDATION, OR
SALES



REVISIONS:		ANNEXATION MAP OF LOT 2 PROPERTY OF LOUIS WILLARD PEARCE ALICE MITCHELL PEARCE		
	DATE: 8-17-2021	TOWNSHIP: WAKE FOREST	COUNTY: WAKE	STATE: NORTH CAROLINA
	SCALE: 1"=40'			
	SURVEYED BY: AM			
	DRAWN BY: MT			
	CHECK & CLOSURE BY: MT			
	CAD FILE: L-PEARCE ANNEXATION MAP			
	PROJECT NO: 2210781.00			

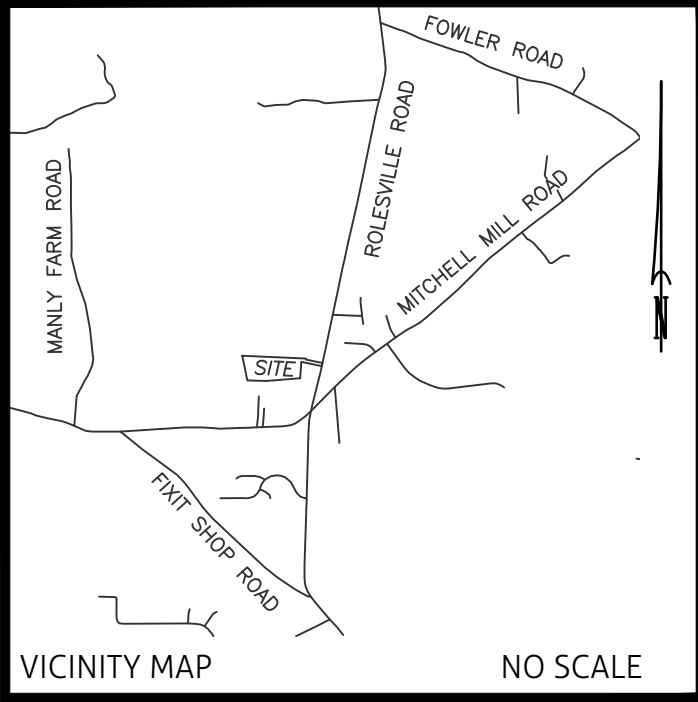
ANNEXATION EXEMPT CERTIFICATION:
I HEREBY CERTIFY THAT THIS ANNEXATION PLAT IS APPROVED FOR RECORDING, AND IS EXEMPT FROM THE ROLESVILLE UNIFIED DEVELOPMENT ORDINANCE.

SUBDIVISION ADMINISTRATOR _____ DATE _____

REVIEW OFFICER CERTIFICATION
I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 |
www.withersravenel.com



- NOTES
1. AREAS COMPUTED BY COORDINATE METHOD.
 2. BASIS OF BEARING NAD 83(1986)
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 4. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 5. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720176600J, PANEL 1766, EFFECTIVE DATE MAY 2, 2006.

ANNEXATION AREA TABLE			
TRACT	10.591 ACRES	461,334 Sq. Feet	
R/W	0.041 ACRES	1,801 Sq. Feet	
TOTAL	10.632 ACRES	463,135 Sq. Feet	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 11°52'14" W	16.95'
L2	S 12°33'25" W	80.04'
L3	N 12°53'25" E	60.03'

LEGEND (UNLESS OTHERWISE NOTED)

C.G.F. - COMBINED GRID FACTOR
CP - CALCULATED POINT
EIP - EXISTING IRON PIPE
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
PKNS - PK NAIL SET
R/W - RIGHT OF WAY
RBF - REBAR FOUND

ADJOINER _____
BOUNDARY _____
R/W _____



TYPE OF PLAT
I, MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR LICENSE NO. L-4844, CERTIFY TO ONE OF THE FOLLOWING AS CHECKED BELOW:

☒ C. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

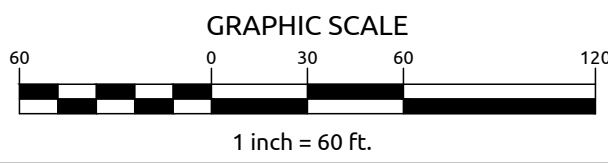
MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR L-4844

SURVEY CERTIFICATE

I, MATTHEW A. TIMBLIN, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN DEED BOOK C-1936, PAGE 654, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN SEE REFERENCES HEREON PLAT. THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 20,000±; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 16TH DAY OF AUGUST, A.D., 2021.

MATTHEW A. TIMBLIN, PROFESSIONAL LAND SURVEYOR L-484

PRELIMINARY PLAT
NOT FOR
CONVEYANCE,
RECORDATION, OR
SALES



REVISIONS:	DATE: 8-16-2021
	SCALE: 1"=60'
	SURVEYED BY: AM
	DRAWN BY: MT
	CHECK & CLOSURE BY: MT
	CAD FILE: C-SCARBORO ANNEXATION MAP
	PROJECT NO: 2210781.00

ANNEXATION MAP OF TRACT NO. 7 PROPERTY OF C. WALLACE SCARBORO SUE SCARBORO PARKER BETSY SCARBORO		
TOWNSHIP: WAKE FOREST	COUNTY: WAKE	STATE: NORTH CAROLINA
ZONE: R-30	P.I.N. 1767-26-3062	SHEET 1 OF 1

ANNEXATION EXEMPT CERTIFICATION:

I HEREBY CERTIFY THAT THIS ANNEXATION PLAT IS APPROVED FOR RECORDING, AND IS EXEMPT FROM THE ROLESVILLE UNIFIED DEVELOPMENT ORDINANCE.

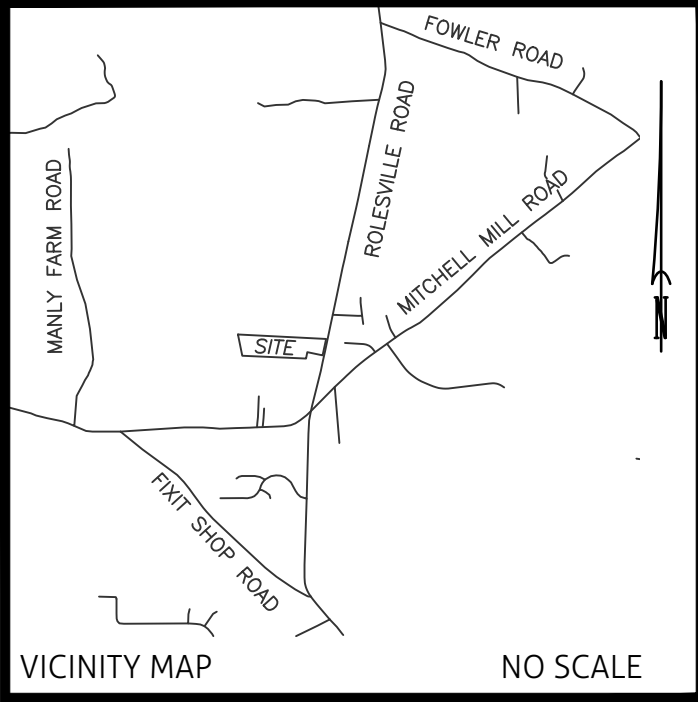
SUBDIVISION ADMINISTRATOR _____ DATE _____

REVIEW OFFICER CERTIFICATION

I, _____, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, WAKE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

WithersRavenel
Engineers | Planners | Surveyors
115 MacKenan Drive | Cary, NC 27511 | t: 919.469.3340 | license #: C-0832 |
www.withersravenel.com



- NOTES
1. AREAS COMPUTED BY COORDINATE METHOD.
 2. BASIS OF BEARING NAD 83(1986)
 3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 4. IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 5. THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FEMA FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3720176600J, PANEL 1766, EFFECTIVE DATE MAY 2, 2006.

ANNEXATION AREA TABLE			
TRACT	13.058 ACRES	568,799 Sq. Feet	
R/W	0.215 ACRES	9380 Sq. Feet	
TOTAL	13.273 ACRES	578,179 Sq. Feet	

LEGEND (UNLESS OTHERWISE NOTED)

C.G.F. - COMBINED GRID FACTOR
CP - CALCULATED POINT
EIP - EXISTING IRON PIPE
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET
PKNS - PK NAIL SET
R/W - RIGHT OF WAY
RBF - REBAR FOUND

ADJOINER _____
BOUNDARY _____
R/W - - - - -





Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Timothy Wade Godfrey and Mary Mitchell GodfreyAddress 2016 Rolesville Rd City/State/Zip Wake Forest, NC

Phone _____ Email _____

Developer GDG Ventures LLCContact Name Hugh J. Gilleece, IIIAddress 103 Lavewood Lane City/State/Zip Cary, NC 27518Phone 919-606-7910 Email hgilleece@american-ea.com

Property Information

Address 2016 Rolesville Rd Wake Forest, NCWake County PIN(s) 1767.01-25-6316Current Zoning District R30 Wake County Requested Zoning District R 3 CZTotal Acreage 3.23

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature Timothy Wade Godfrey Mary Mitchell Godfrey Date 5-27-21

STATE OF NORTH CAROLINA

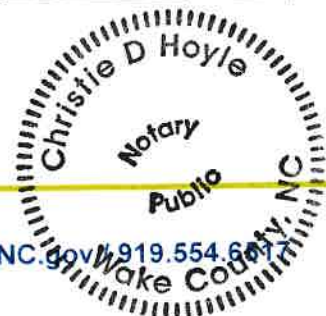
COUNTY OF Wake

I, a Notary Public, do hereby certify that Timothy Wade Godfrey and Mary Mitchell Godfrey personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 27th day of May 20 21.

My commission expires June 27, 2023.Signature Christie D Hoyle Seal
Christie D Hoyle, notary public

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.6697





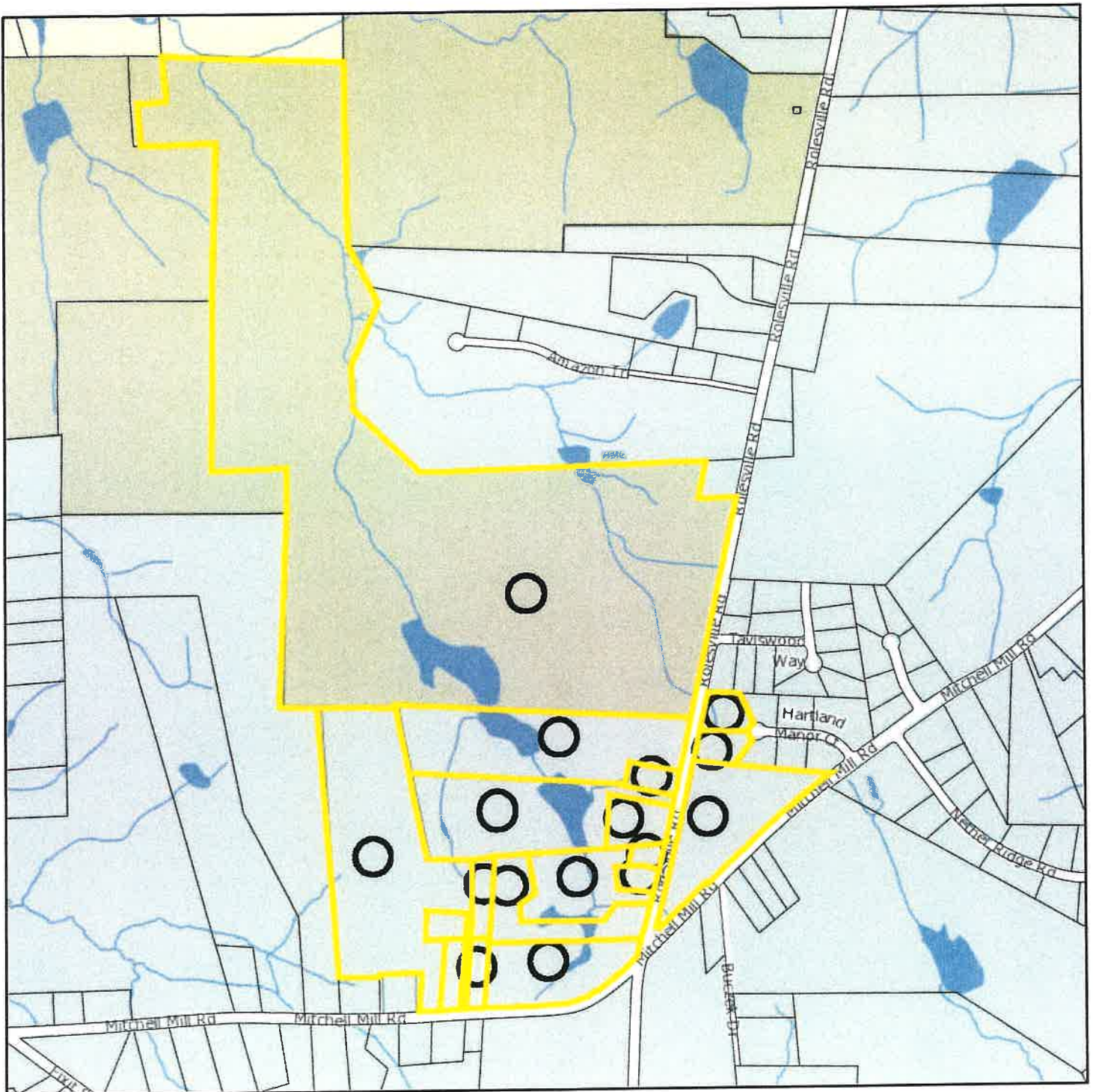
Map Amendment Application

Rezoning Justification

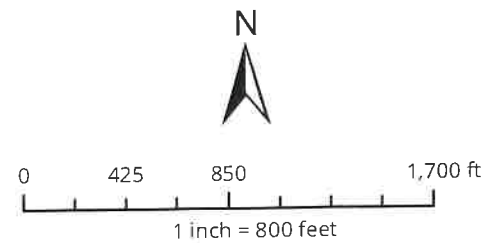
The property is proposed to be R-3CZ zoning. The zoning will continue a development pattern established by Kalas Falls to the north. An annexation petition will be filed in order to provide this development with town services. The zoning condition proposed is to limit the residential development to single-family and townhome products.

Adjacent Property Owners

<u>PIN</u>	<u>Owner</u>	<u>Mail Address 1</u>	<u>Mail Address 2</u>
1767155870	BAILEY, BERNARD	5805 MITCHELL MILL RD	WAKE FOREST NC 27587-7259
1767159166	ZELLER, FRANK ZELLER, LARA LYNN	5817 MITCHELL MILL RD	WAKE FOREST NC 27587-7259
1767178299	MITCHELL MILL ROAD INVESTORS LLC	PO BOX 3557	CARY NC 27519-3557
1767250147	BAILEY, BERNARD B	5805 MITCHELL MILL RD	WAKE FOREST NC 27587-7259
1767251107	STEVENS, DENISE LEIGH WILKES STEVENS, JASON GRAHAM	3405 GERMAN SHEPHERD TRL	WAKE FOREST NC 27587-5640
1767251534	STEVENS, DENISE LEIGH WILKE HENLEY, DEBORAH W	3405 GERMAN SHEPHERD TRL	WAKE FOREST NC 27587-5640
1767255146	DUKE, GEORGE COBURN	PO BOX 40951	RALEIGH NC 27629-0951
1767259695	GODFREY, TIMOTHY WADE GODFREY, MARY MITCHELL	2016 ROLESVILLE RD	WAKE FOREST NC 27587-6970
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1767364378	WOLF, ERIC D WOLF, TERESA M	3821 HARTLAND MANOR CT	ZEBULON NC 27597-9132
1767365508	ROUNTREE, EDWARD A JR ROUNTREE, MARY M	3820 HARTLAND MANOR CT	ZEBULON NC 27597-9131



Adjacent Properties



Disclaimer
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Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Alice Mitchell PearceAddress 2012 Rolesville Rd City/State/Zip Wake Forest NC

Phone _____ Email _____

Developer GDG Ventures LLCContact Name Hugh J. Gilleece, IIIAddress 103 Lavewood Lane City/State/Zip Cary, NC 27518Phone 919-606-7910 Email hgilleece@american-ea.com

Property Information

Address Rolesville Road, Wake Forest, NCWake County PIN(s) 1767257612Current Zoning District R-30 Wake County Requested Zoning District R 3 CZTotal Acreage 3.81

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature Alice Mitchell Pearce Date 5-27-2021

STATE OF NORTH CAROLINA

COUNTY OF WakeI, a Notary Public, do hereby certify that Alice Mitchell Pearcepersonally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 27th day of May 20 21.My commission expires June 27, 2023.Signature Christie D Hoyle Seal
Christie D Hoyle, notary public

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919 554 6547





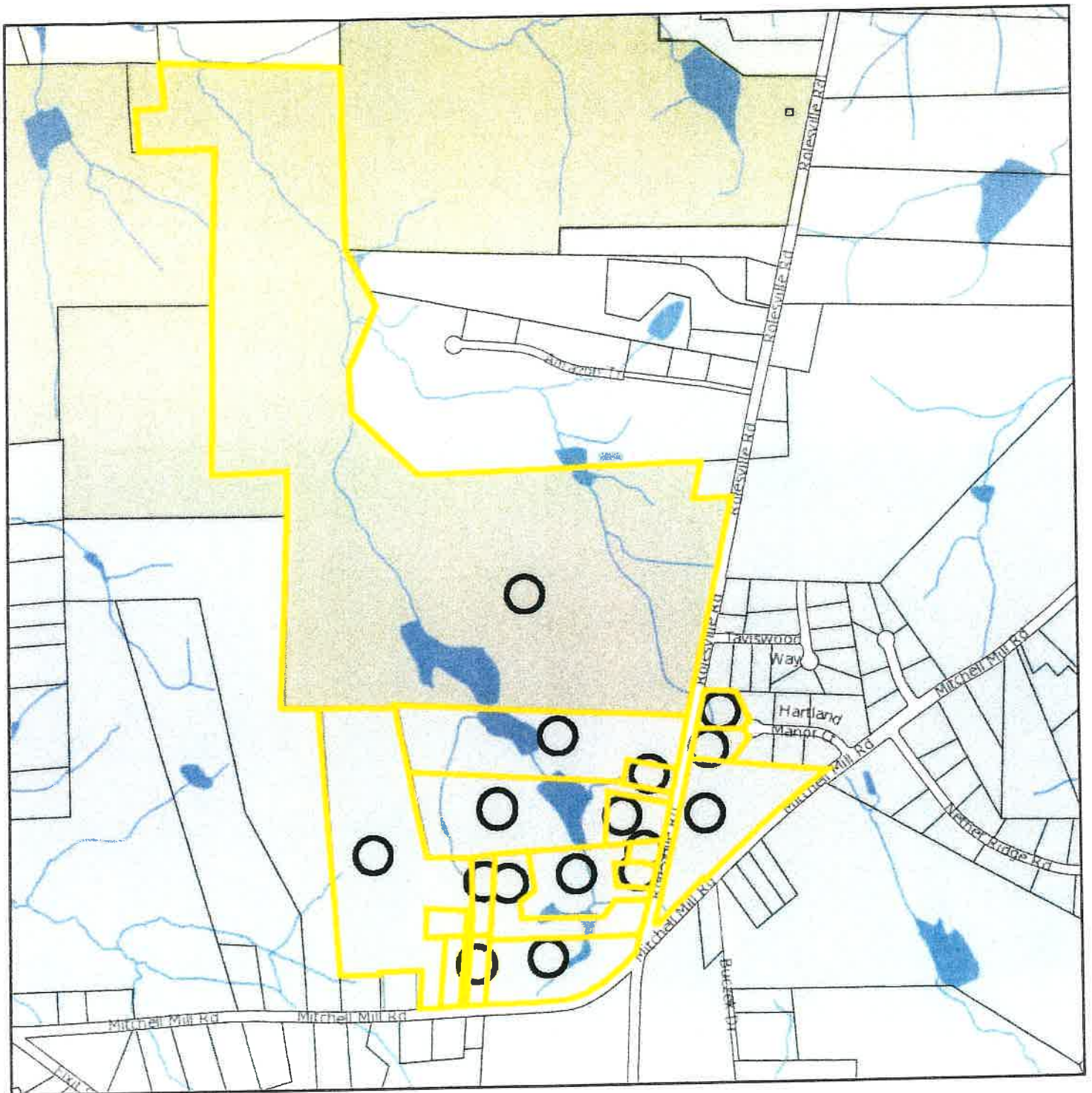
Map Amendment Application

Rezoning Justification

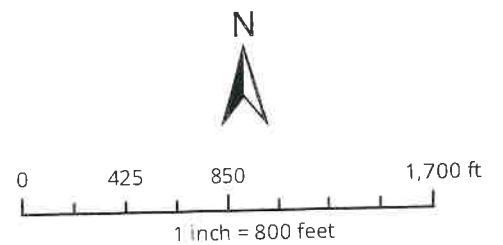
The property is proposed to be R-3CZ zoning. The zoning will continue a development pattern established by Kalas Falls to the north. An annexation petition will be filed in order to provide this development with Town services. The zoning condition proposed is to limit the residential development to single-family and townhome products.

Adjacent Property Owners

<u>PIN</u>	<u>Owner</u>	<u>Mail Address 1</u>	<u>Mail Address 2</u>
1767155870	BAILEY, BERNARD	5805 MITCHELL MILL RD	WAKE FOREST NC 27587-7259
1767159166	ZELLER, FRANK ZELLER, LARA LYNN	5817 MITCHELL MILL RD	WAKE FOREST NC 27587-7259
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Adjacent Properties



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Case No. _____

Date _____

Map Amendment Application

Contact Information

Property Owner Betsy S. Wilkins and Sue S. TuckerAddress Please see attached sheet titled Property Owner City/State/Zip _____

Phone _____ Email _____

Developer GDG Ventures LLCContact Name Hugh J. Gilleece, IIIAddress 103 Lavewood Lane City/State/Zip Cary, NC 27518Phone 919-606-7910 Email hgilleece@american-ea.com

Property Information

Address Rolesville Road, Wake Forest, NCWake County PIN(s) 1767264441 and 1767263062Current Zoning District R-30 Wake County Requested Zoning District R 3 CZTotal Acreage 25.55

Owner Signature

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Signature Betsy S. Wilkins James F. Wilkins Date 5/27/2021
Sue S. Tucker David W. Tucker 5/27/2021 DWT

STATE OF NORTH CAROLINA

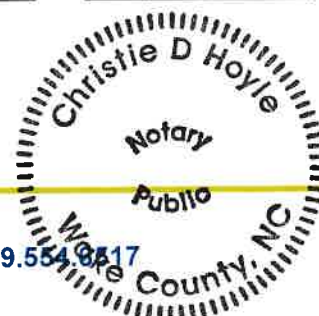
COUNTY OF Wake

I, a Notary Public, do hereby certify that Betsy S. Wilkins, James F. Wilkins, Sue S. Tucker, and David W. Tucker personally appeared before me this day and acknowledged the due execution of the foregoing instrument. This the 27th day of May 20 21.

My commission expires June 27, 2023.Signature Christie D Hoyle Seal
Christie D Hoyle, notary public

Town of Rolesville Planning

PO Box 250 / Rolesville, North Carolina 27571 / RolesvilleNC.gov / 919.554.8517



PROPERTY OWNER

PIN: 1767263062 and 1767264441

Betsy S. Wilkins

860 Cedar Cove Road Henderson, NC 27537 and

Sue S. Tucker

7312 Featherstone Ct Wilmington, NC 28411-7113

25.55 total deeded acres



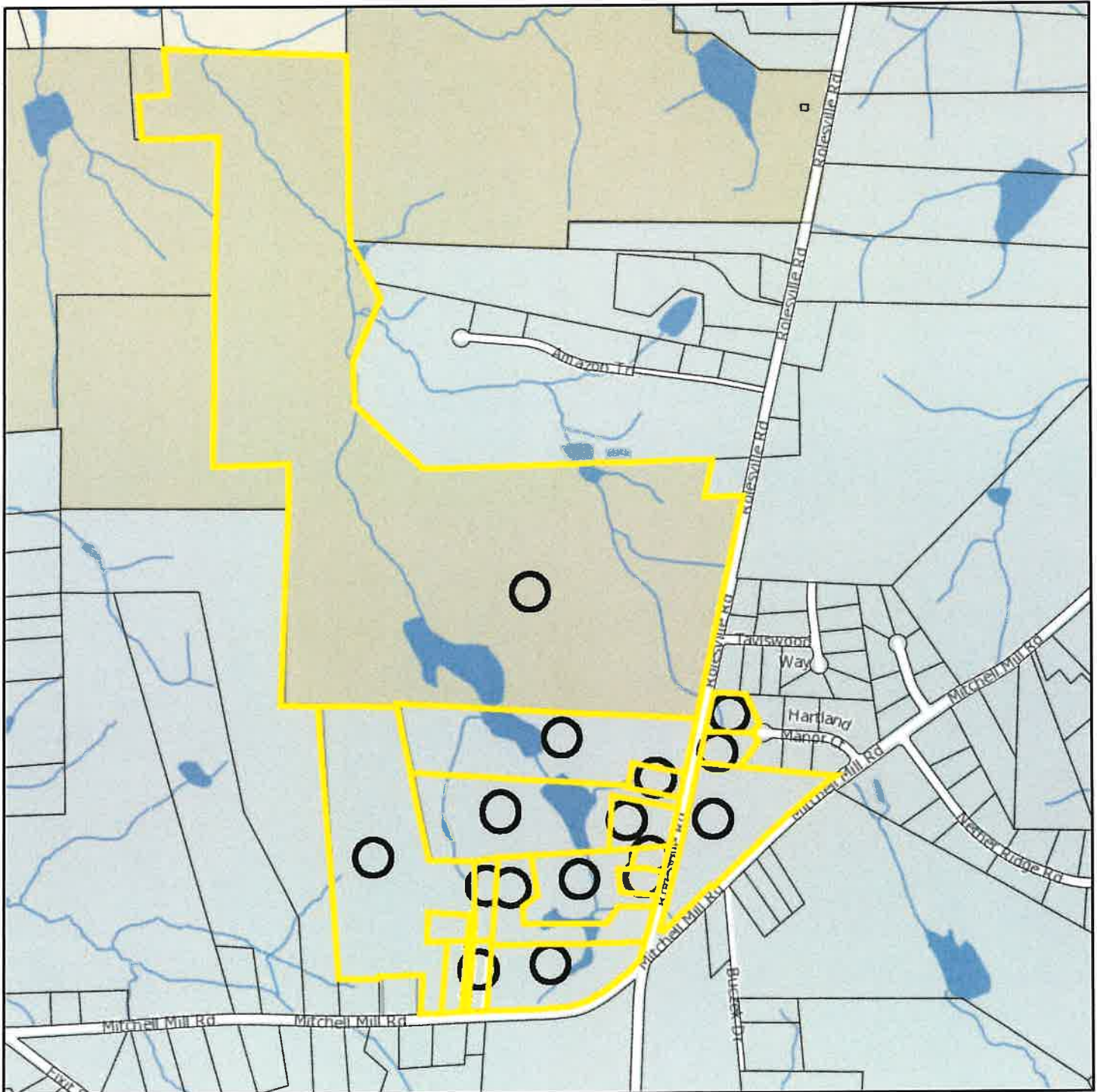
Map Amendment Application

Rezoning Justification

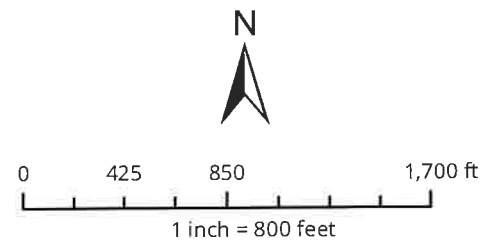
The property is proposed to be R-3 CZ zoning. The zoning will continue a development pattern established by Kalas Falls to the north. An annexation petition will be filed in order to provide this development with town services. The zoning condition proposed is to limit the residential development to single-family and townhome products.

Adjacent Property Owners

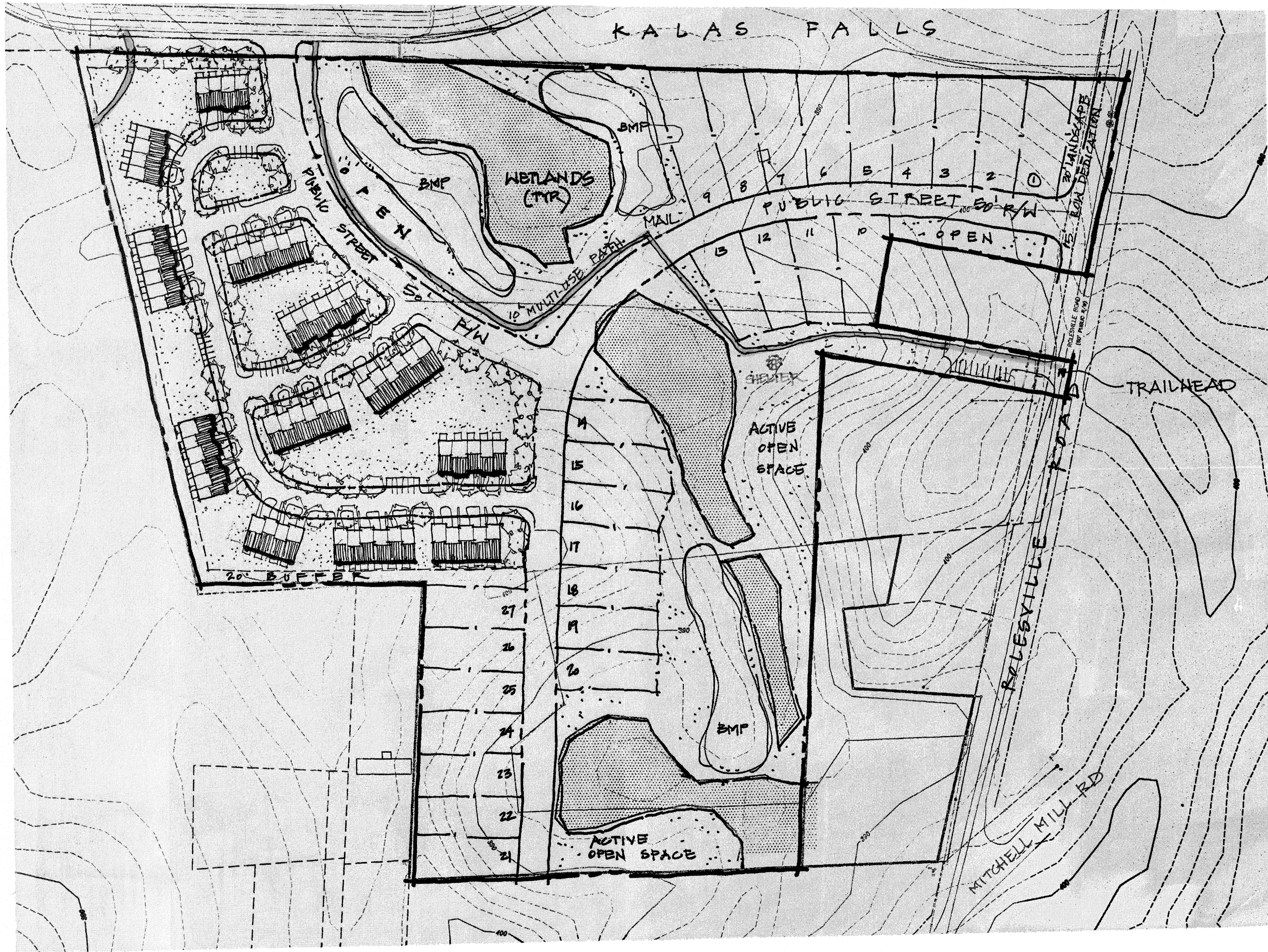
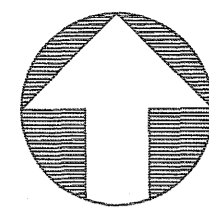
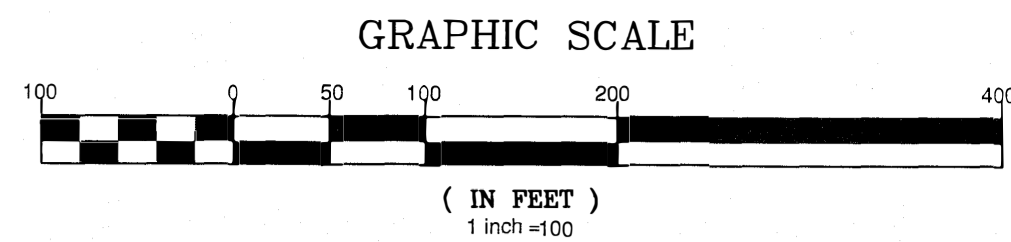
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Adjacent Properties



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SITE INFORMATION

Total Site Acres: 32.59

Townhouses: 64 units

Single-Family Lots 27 lots @ 10,000 s.f.

TOTAL UNITS 91

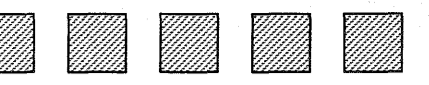
Density 2.79 units/acre

Open Space Required: 3.08 acres (10%)

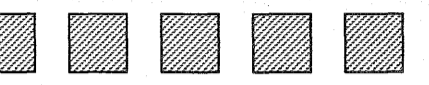
Open Space Shown: 13.11 acres (43%)

Active Open Space Required: 1.54 acres (50% of 3.08 acres)

Active Open Space Shown: 2.48 acres



Hugh J. Gilleece
1429 Harvey Johnson Rd
Raleigh, NC 27603
BUSINESS LIC. # C-496
Phone: (919)469-1101



SKETCH PLAN
TUCKER WILKINS PROPERTY
DECEMBER 17, 2021

ROLESVILLE ROAD SOUTH PROPERTIES
ROLESVILLE
WAKE COUNTY, NC

JOB # 44000

DSN/CHK BY: EDS

DWN BY: EDS

DATE: 12-17-2021

HRZ SCALE: 1"=100'

VRT SCALE: NONE

SHEET NO.

C1



**American Engineering Associates-
Southeast, PA**
4020 Westchase Blvd, Suite 450
Raleigh, NC 27607
919.469.1101
Info@american-ea.com

Re: Tucker-Wilkins Rezoning

October 7, 2021

In keeping with the client's wish to create an elegant, spacious townhouse neighborhood, the following are proposed conditions for the townhouse portion of the Tucker-Wilkins property:

1. Foundations will be raised. Slab-on-grade will not be permitted.
2. Exteriors will be brick, stone or fiber cement siding; vinyl will not be permitted except for windows and soffits.
3. Garages will have decorative doors, with glass inserts and remotes. Two-car garages will have two doors.
4. Garages will have full finished interiors, with drywall, paint and trim.
5. Roofs will consist of 30-year architectural singles.
6. Buildings will include a professional landscape package, with sod at the front of the buildings.
7. Privacy fences will be vinyl. Due to warping and high maintenance, wood will not be used.
8. Interior landscaping will exceed Town standards, with extra canopy and understory trees.
9. Entryways will be covered.

PROPOSED ZONING CONDITIONS

Tucker Wilkins Property

December 15, 2021

In keeping with the client's wish to create an elegant, spacious townhouse neighborhood, the following are proposed conditions for the townhouse portion of the Tucker-Wilkins property:

1. Foundations will be raised. Slab-on-grade will not be permitted. *
2. Exteriors will be brick, stone, or fiber cement siding: vinyl will not be permitted except for windows and soffits.
3. Garages will have decorative doors, with glass inserts and remotes. Two-car garages will have two doors.
4. Garages will have fully finished interiors, with drywall, paint and trim.
5. Roofs will consist of 30-year architectural singles.
6. Buildings will include a professional landscape package, with sod at the front of the buildings.
7. Privacy fences will be vinyl. Due to warping and high maintenance, wood will not be used.
8. Entryways will be covered.
9. Landscaping will exceed Town standards, with extra canopy and understory trees as follows:

Streetscape along Rolesville Road:

Required per UDO:

Proposed:

One canopy tree per 40'

Additional two understory trees per 40'

Additional eight flowering shrubs (deciduous, evergreen or a combination) per 40'

Screening at Trailhead parking:

Propose one evergreen shrub per 3', with minimum height at maturity of 4'

Proposed Zoning Conditions
Tucker Wilkins Property
December 15, 2021
Page Two

B Buffer along western edge:

Required per UDO:	Maximum space between tree canopies: 20' Minimum height at maturity: 20' Shrubs to be 50% evergreen
-------------------	---

Proposed:	Maximum space between tree canopies: 10' Minimum height at maturity: 25' Shrubs to be 70% evergreen
-----------	---

Streetfront Buffer Type D:

Required per UDO:	One canopy tree per 40'
Proposed:	Additional one understory tree per 40'

*This condition applies to all single-family homes as well as townhomes.

Tucker-Wilkins & Moody Neighborhood Meeting 9-29-21

On-line Attendees:

Annette Shore
Raul Maldonado

Moody/Hollingsworth:

Comments:

Annette- Asked if a buffer was being provided along her common property-line because of dog kennel.

Response- Currently a buffer is not being proposed but planting could be added on the deeper lots.

Annette- Asked if the developer would consider putting a fence along her common property-line with the dog kennel.

Response- A fence might be an alternative and we would take it to our client. She said that the developer could contact her directly to discuss the fence detail.

Annette- Asked what if anything is being planned for the strip of land along her northern property-line.

Response- Nothing is being proposed and is planned to stay natural.

Annette- Asked what was asked our discussed at the previous neighborhood mtg.

Response- The main talking points were the timing of construction for the projects and the timing of the road improvements that are to be built with the Kalas Falls development.

Raul had no specific comment on the project but did ask about the R/W along his property frontage of Rolesville Rd.

Tucker/Wilkins:

Annette- Asked what the total number of units was being proposed for this project

Response- The concept plan shown at the meeting showed a total of 96 units, 27 SF and 69 TH. The developer is currently looking at reducing the total number of TH's.

Raul- Had no comment on the project.



Stantec Consulting Services Inc.
801 Jones Franklin Road, Suite 300, Raleigh, NC 27606

October 8, 2021
File: 171002516

Attention: Meredith Gruber
Town of Rolesville
502 Southtown Circle, Rolesville, NC 27571

Dear Ms. Gruber,

Reference: Tucker-Wilkins Property

The purpose of this letter is to provide trip generation and an evaluation of traffic for the subject development. The development, is located along Rolesville Road in Rolesville. The conceptual site plan, prepared by American Engineering Associates – Southeast, PA, proposes 27 detached single-family homes and 64 townhomes. Access to the site is envisioned to be provided by one full-movement driveway onto Rolesville Road as well as one stub connection to the planned Kalas Falls residential development. The site plan can be found in the attachments. This letter presents trip generation, distribution, and traffic analysis of the proposed driveway onto Rolesville Road.

TRIP GENERATION

The proposed development is anticipated to consist of 27 detached single-family homes and 64 townhomes (low-rise multifamily housing). Estimated weekday daily, AM peak hour, and PM peak hour trips for the proposed use were calculated using methodology contained within the Institute of Transportation *Trip Generation Manual, 10th Edition*. The methodology was supplemented using the North Carolina Department of Transportation Congestion Management Section *Rate vs Equation Spreadsheet* (July 1, 2018). Trip generation results are shown in Table 1. It should be noted that no reductions due to internal capture or pass-by trips are applicable to this type of development.

Table 1: Proposed Trip Generation

Proposed Use / Land Use Code	Size	Units	Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	Enter	Exit	Total	Enter	Exit
Single-Family Housing (LUC 210)	27	d.u.	312	24	6	18	29	18	11
Multifamily Housing (LUC 220)	64	d.u.	443	31	7	24	40	25	15
Net New External Trips			755	55	13	42	69	43	26

Section 8 of the Town of Rolesville Land Development Ordinance (adopted June 1, 2021) establishes thresholds for when a Traffic Impact Analysis (TIA) is required for a particular development. Those are as follows:

- The proposed development could be expected to generate one hundred (100) or more added vehicle trips to or from the site during the peak traffic hour.

Reference: Tucker-Wilkins Property

- The proposed development could be expected to generate one thousand (1,000) or more added vehicle trips to or from the site during a twenty-four (24) hour period.

Accordingly, the subject development is anticipated to generate less traffic than the thresholds established in Section 8 of the Land Development Ordinance.

TRAFFIC EVALUATION

Traffic was evaluated at the driveway of the proposed development as well as along Rolesville Road. Weekday AM (7:00-9:00 AM) and PM (4:00-6:00 PM) turning movement counts were collected on Wednesday, September 12, 2018 at the intersection of Rolesville Road at Mitchell Mill Road. These traffic counts were grown by two-percent (2%) per year from 2018 to 2026 to account for future traffic growth along Rolesville Road. In addition to this background growth, the following nearby approved developments were accounted for:

- The Point (A.K.A. Young Street PUD)
- Wheeler Tract
- Kalas / Watkins Family Property

The trips generated by the proposed development (as shown in Table 1) were assigned to the surrounding roadway network using the distribution presented in the Kalas / Watkins Family Property TIA. That is, sixty-percent (60%) being assigned to/from the north along Rolesville Road. The remaining forty-percent (40%) is assigned to/from the south along Rolesville Road. Traffic volume calculations and figures are included as attachments.

PROPOSED DRIVEWAY

Primary access to the site will be provided by a driveway on Rolesville Road. This is anticipated to operate under the control of a stop-sign on the proposed driveway. The ultimate cross-section of Rolesville Road is a two-lane with a two-way left-turn lane. Accordingly, this analysis assumes a left-turn lane is installed by the development's build-out year (i.e. 2026).

Capacity analysis was performed for the proposed driveway onto Rolesville Road using Synchro (version 10) software. The level of service (LOS) for the study intersections is summarized in Table 2.

Table 2: Rolesville Road at Site Driveway Level of Service and Delay

Intersection / Approach	Intersection Control	2026 Build LOS (Delay in sec./veh.)	
		AM	PM
Overall Intersection	Stop Controlled	A (0.6)	A (0.5)
Eastbound Approach		C (16.5)	B (13.3)
Northbound Left-Turn		A (9.7)	A (8.6)

October 8, 2021
Meredith Gruber
Page 3 of 3

Reference: Tucker-Wilkins Property

Analysis indicates that this proposed driveway is expected to operate at an acceptable LOS in the study year 2026.

ROLESVILLE ROAD

Traffic generated by the proposed development during the AM and PM peak hours constitutes at most seven percent (7%) of the total volume of traffic at the site driveway. At the nearby intersection of Rolesville Road at Mitchell Mill Road, the proposed development is anticipated to add at most 27 vehicles per hour, or approximately one vehicle every two minutes, to the intersection. Therefore, increases in delays at nearby intersections are expected to be minimal with the addition of site traffic.

CONCLUSIONS

Based on the information presented herein, the following can be said of the proposed development:

- The subject development is anticipated to generate less traffic than the thresholds established in Section 8 of the Land Development Ordinance.
- The proposed driveway onto Rolesville Road is anticipated to operate at an acceptable level of service at project build-out.
- The proposed development is expected to result in minimal increases in traffic volume along Rolesville Road.

Feel free to contact me if you have any questions regarding the information presented herein.

Regards,

Stantec Consulting Services Inc.



Matt Peach, PE, PTOE
Senior Transportation Engineer
Phone: (919) 865-7375
Matt.Peach@Stantec.com



Attachment: Conceptual Site Plan, Traffic Counts, Trip Generation, Traffic Volume Calculations, Traffic Volume Figures, Synchro Reports

- c. Jay Gilleece (American Engineering)
Brad Haertling (American Engineering)



**Planning Board Meeting
December 20, 2021- 7:00 PM
502 Southtown Circle, Rolesville, NC 27571**

MINUTES

PRESENT: Mark Powers, Chairman
Davion Cross, Board Member
Mike Moss, Board Member
Steve Hill, Board Member
Meredith Gruber, Planning Director
Donnie Lawrence, Board Member
Renorda Pryor, Board Member
Jim Schwartz, Board Member
Erin Catlett, Town Attorney
James Carter, Planner I

ABSENT:

1. CALL TO ORDER

Chairman Mark Powers called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

The Board collectively recited the Pledge of Allegiance.

3. INVOCATION

Board Member Moss delivered the invocation.

4. APPROVAL OF MINUTES

**Moved by Board Member Donnie Lawrence and second by Board Member Renorda Pryor.
The motion to approve the minutes of November 22, 2021, carried by unanimous vote.**

5. MA 20-06 Tucker Wilkins Rezoning Case:

Planning Director Meredith Gruber presented the Tucker Wilkins rezoning case. The applicant has requested to change the zoning from Residential-30 Wake County (R-30 WC) to Residential-3 Conditional District (R-3-CZ). There is an annexation case, ANX 21-04, associated with this rezoning request.

Applicants Barbara Todd, American Engineering; Jay Gilleece, American Engineering assisted in presenting the rezoning case to the board. They noted that the development will align with the Comprehensive Plan. The Townhome portion of the development will be placed at the rear of the property. Also, the proposed Tucker Wilkins Greenway will extend the connectivity of the Rolesville Greenway System.

Matt Peach, Stantec, provided a trip generation and evaluation of traffic for the Tucker Wilkins property, and the development's effect on Rolesville Road.

Board Members Renorda Pryor, Davion Cross, and Jim Schwartz shared concerns about the traffic evaluation due to the amount of residential development and pre-existing traffic on Rolesville Road.

Resident Gayle Stallings, commented that she approved of the Tucker Wilkins development. She noted that the proposed conditions for the development will be a benefit to the community.

Resident Derek Versteegen is in support of the development due to the greenway connectivity component.

Board Member Mike Moss made a motion to recommend approving MA 20-06 Tucker Wilkins rezoning case from R-30 WC to R-3-CZ with consideration to proposed zoning conditions, Second Donnie Lawrence, carried by unanimous vote.

6. 2022 Meeting Dates Discussion

Planning Director Meredith Gruber discussed changing the 2022 Planning Board meeting dates to the second Tuesday each month or continuing with the fourth Monday each month.

Donnie Lawrence made a motion to adopt the fourth Monday of every month as the designated date for the 2022 Planning Board meetings. Second Davion Cross, carried by unanimous vote.

7. Planning Director's Report

- a. The Planning staff is continuing to work diligently, and the LDO rounds 1 and 2 have been approved by the Town Board.
- b. Meredith informed the board that the development report is available on the town's website. Also, she notified the board that the Averette Ridge Subdivision is complete.

8. Town Attorney Report

Erin Catlett did not have anything to report for the Town Attorney report.

9. Other Business

Board Member Jim Schwartz mentioned that section of road between the Point subdivision and Mitchell Mill will see a lot of development in the future, he asked staff to consider analyzing a larger area for traffic considerations

Board Members Davion Cross and Renorda Pryor supported Jim's statement in looking at the larger picture for traffic that will be created by future developments.

Resident Derek Versteegen asked if a map could be provided showing traffic contributions by neighborhood development.

10. ADJOURN

There being no more business before the board, upon a motion by Board Member Davion Cross and second by Board Member Donnie Lawrence, the motion to adjourn carried by unanimous vote. The meeting adjourned at 9:22 p.m.

ATTEST:

Mark Powers, Planning Board Chairman

James Carter, Planner I



FUTURE TOWN BOARD MEETINGS
(Please note this schedule is subject to change)

January 18, 2022	Town Board Work Session -- 6:00pm <ul style="list-style-type: none">• DEI Program and Policy• Vendor and Procurement Policy• Commercial Growth Feasibility Study Report• Wallbrook Reimbursement Agreement• Public Works Facility Update• E. Young x 401 Pedestrian Crossing• ETJ Discussion
February 1, 2022	Town Board Regular Meeting -- 7:00pm <ul style="list-style-type: none">• MA 20-03 Broughton Townhomes Public Hearing• ANX 21-05 and MA 21-07 Public Works Facility Public Hearing• SP 20-04 The Point South Townhomes• SUP 21-01 Pulte Former Thales/Wait Avenue Subdivision SUP Amendment• PR 21-01 Pulte Former Thales/Wait Avenue Subdivision Preliminary Plat
February 4, 2022	Town Board Retreat – 10:00am to 5:00pm
February 15, 2022	Town Board Work Session--6:00pm <ul style="list-style-type: none">• ADA Plan Update• Open Space, Greenway, Bicycle Plan Updates• Bond Referendum Schedule• Pay Study Report
March 1, 2022	Town Board Regular Meeting—7:00pm
March 15, 2022	Town Board Work Session—6:00pm
Work Session topics to be Scheduled <ul style="list-style-type: none">• Parks & Recreation Recovery Policy• Review of existing subdivisions that have one access point and policies related to future subdivision development as it relates to connectivity• Advisory board by-laws• Golf carts• Cobblestone Community Center Update• RPA Update• Chamber of Commerce Quarterly Update	